

The Hedgerows, Thurcroft

Laughton Road, Thurcroft, Rotherham, S66 9LP



A stunning development of 3 & 4 bedroom homes

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Introducing The Hedgerows

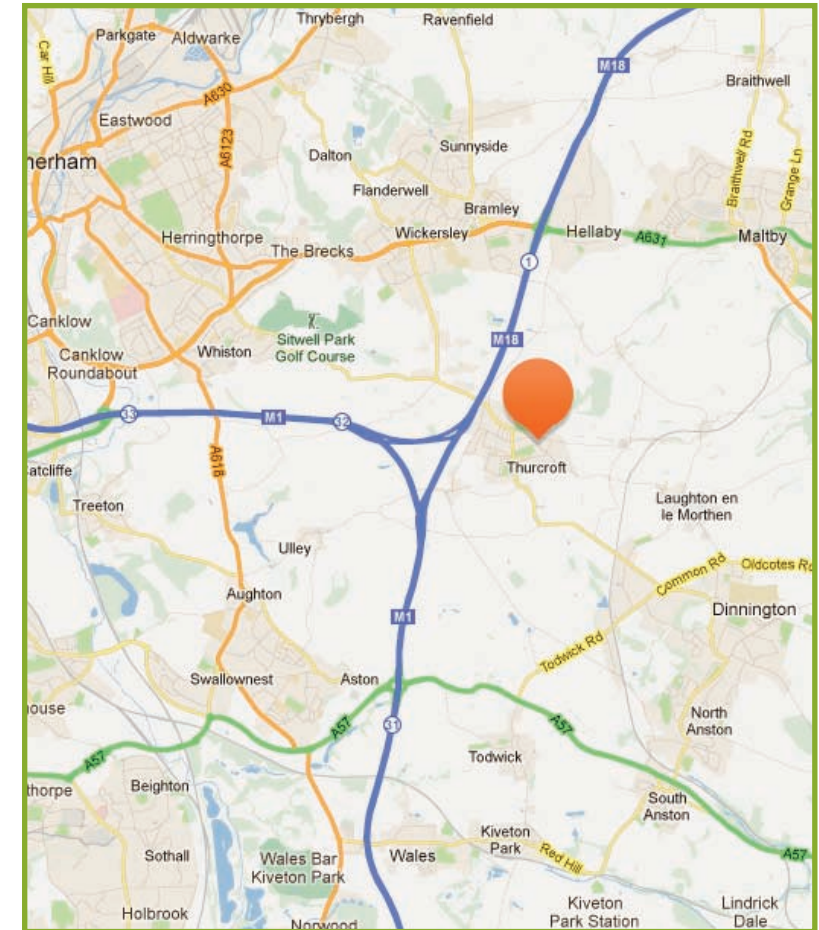
The Hedgerows is a stylish collection of 369 new homes just off Laughton Road Thurcroft. A selection of one, three and four bedroom homes are being built with green open spaces dotted around the development. The homes also have excellent links to the M1 and M18 for easy commuting.

More convenient living

- Choice of 3 & 4 bedroom homes
- Green open spaces on development
- Within walking distance of local schools for families

A fantastic location

- Close to M18 & M1 for commuting
- Well placed for Rotherham & Sheffield
- Semi rural village setting



The Hedgerow

Thurcroft

Development layout



Key

	BARWICK	3 bedroom home		ALSTON	3 bedroom home		THORNBURY	4 bedroom home
	MORPETH	3 bedroom home		FARRINGTON	3 bedroom home		GUISBOROUGH I	4 bedroom home
	GARFORTH	3 bedroom home		COLLINGHAM	4 bedroom home		LINCOLN	4 bedroom home
	FALMOUTH I	3 bedroom home		TETBURY	4 bedroom home		AFFORDABLE UNITS	
	YORK	3 bedroom home		HEATHFIELD	4 bedroom home			

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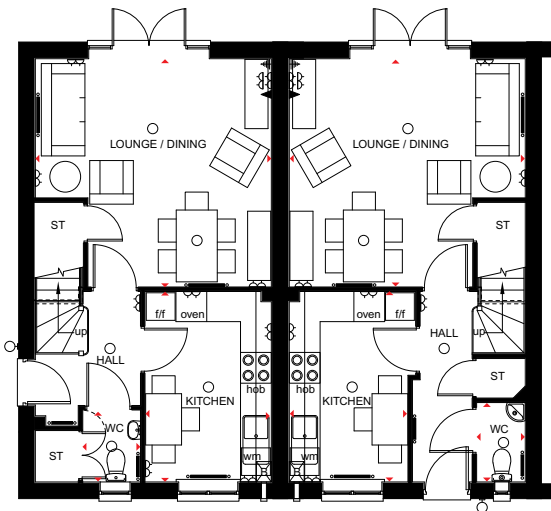
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Barwick

3 bedroom terraced home

- A delightful 3 bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en suite shower room, 1 further double bedroom, 1 single bedroom and family bathroom fitted with stylish sanitaryware



Ground Floor – End Terrace

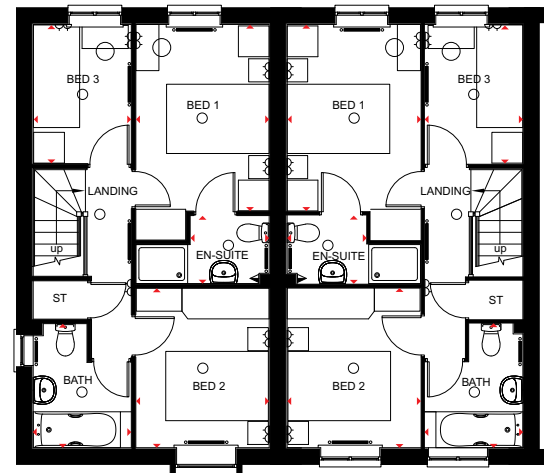
Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2463mm	12'2" x 8'1"
WC	1402 x 1125mm	4'7" x 3'8"

(Approximate dimensions)

Ground Floor – Mid Terrace

Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2463mm	12'2" x 8'1"
WC	1547 x 948mm	5'1" x 3'1"

(Approximate dimensions)



First Floor – End & Mid Terrace

Bedroom 1	3638 x 2599mm	11'11" x 8'6"
En Suite	1540 x 1325mm	5'1" x 4'4"
Bedroom 2	3111 x 2599mm	10'2" x 8'6"
Bedroom 3	2713 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⏏ Electric socket	⚡ Shaver socket	ST Store	◀▶ Dimension location	
☎ Telephone outlet point	— Radiator	wm Washing machine space		

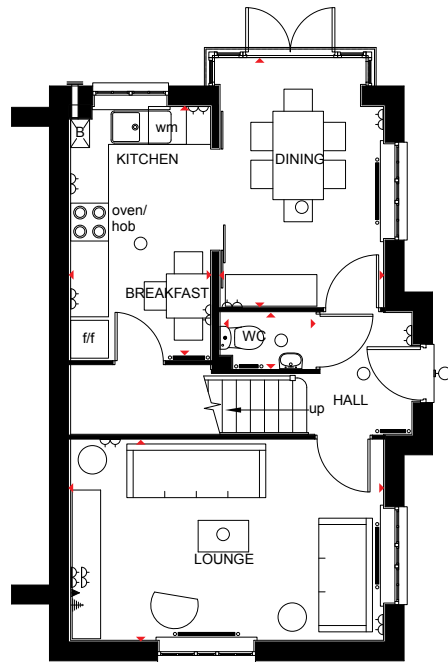
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Morpeth

3 bedroom end terraced home

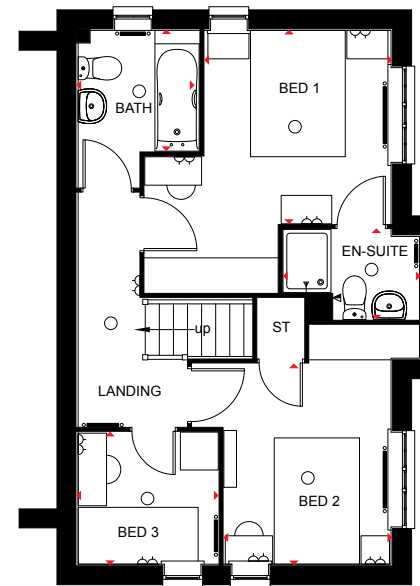
- A delightful 3 bedroom home featuring free flowing kitchen with breakfast area and dining room with glazed bay opening onto the garden
- Comfortable dual aspect lounge is also located downstairs
- First floor provides 2 double bedrooms with en suite to master bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	4952 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast Area	4013 x 2213mm	13'2" x 7'3"
Dining Room	3938 x 2589mm	12'11" x 8'6"
WC	1520 x 909mm	5'0" x 3'0"

[Approximate dimensions]



First Floor

Bedroom 1	3051 x 2951mm	10'0" x 9'8"
En Suite	2163 x 1427mm	7'1" x 4'8"
Bedroom 2	3187 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1913 x 1912mm	6'3" x 6'3"

[Approximate dimensions]

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⏏ Electric socket	⚡ Shaver socket	ST Store	◀▶ Dimension location	
☎ Telephone outlet point	— Radiator	wm Washing machine space		

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Garforth

3 bedroom home

- A delightful 3 bedroom home featuring free flowing kitchen with family dining area with glazed bay opening onto garden
- First floor provides double bedroom and separate bathroom
- Second floor provides double bedroom and en-suite bathroom



Ground Floor

Kitchen	4950 x 3350mm	16'3" x 11'0"
WC	1008 x 1854mm	3'4" x 6'1"

(Approximate dimensions)

First Floor

Lounge	4950 x 3834mm	16'3" x 12'7"
Bed 1	2654 x 4553mm	8'8" x 14'11"
Bathroom	2233 x 2420mm	7'4" x 7'11"

(Approximate dimensions)

Second Floor

Bedroom 2	3674 x 4105	12'1" x 13'6"
Shower Room	1213 x 2471	4'0" x 8'1"
Bedroom 3	2654 x 3068	8'8" x 10'1"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	ST Store	dw Dishwasher space
◼ Electric socket	— Radiator	wm Washing machine space		
◀ Telephone outlet point	B Boiler	f/f Fridge/freezer space		

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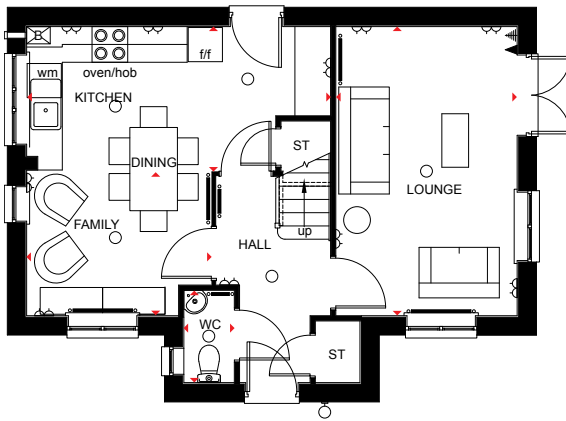




Falmouth

3 bedroom detached home

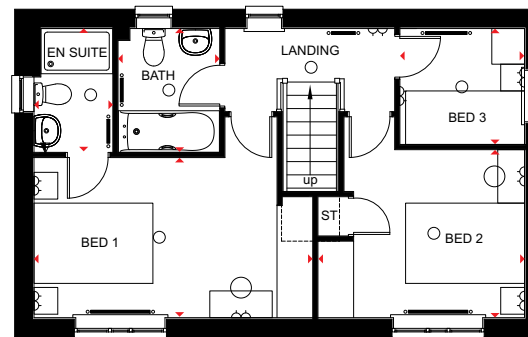
- A sought-after 3 bedroom detached home featuring dual aspect lounge with French doors leading to the garden
- Stylish open-plan kitchen with dining and family areas
- First floor boasts 2 double bedrooms with en suite shower room to master bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	4863 x 3050mm	15'11" x 10'0"
Kitchen / Dining Family area	4863 x 5112	15'11" x 16'9"
WC	1553 x 849mm	5'1" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4688 x 2692mm	15'5" x 8'10"
En Suite	2083 x 1326mm	6'10" x 4'4"
Bedroom 2	3474 x 2825mm	11'5" x 9'3"
Bedroom 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2083 x 1710mm	6'10" x 5'7"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⚡ Electric socket	⚡ Shaver socket	ST Store	◀▶ Dimension location	
☎ Telephone outlet point	— Radiator	wm Washing machine space		

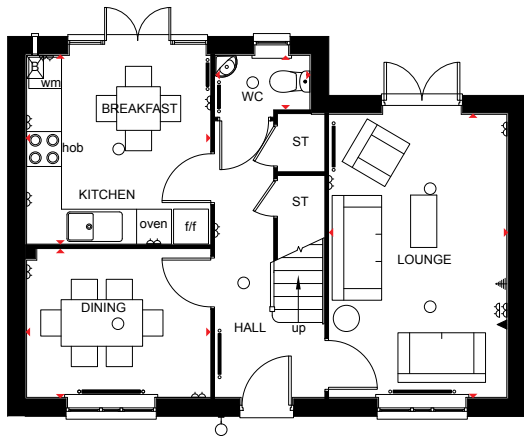
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York

3 bedroom detached home

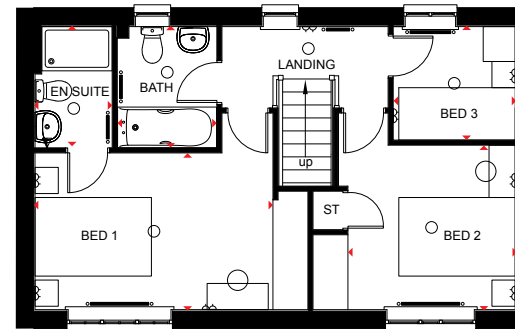
- A beautiful 3 bedroom home offering quality kitchen with breakfast area and French doors leading to the garden
- Ground floor also boasts a separate dining room and dual aspect lounge with French doors to the garden
- First floor has 2 double bedrooms with en suite to master bedroom, 1 single bedroom and family bathroom fitted with bath



Ground Floor

Lounge	4863 x 3050mm	15'11" x 10'0"
Kitchen/ Breakfast Room	3243 x 3154mm	10'8" x 10'4"
Dining Room	3154 x 2544mm	10'4" x 8'4"
WC	1626 x 924mm	5'4" x 3'0"

(Approximate dimensions)



First Floor

Bedroom 1	4526 x 3377mm max	14'10" x 11'1" max
En Suite	2082 x 1313mm	6'10" x 4'4"
Bedroom 2	3636 x 3377mm max	11'11" x 11'1" max
Bedroom 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2082 x 1697mm	6'10" x 5'7"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⏚ Electric socket	⚡ Shaver socket	ST Store	dw Dishwasher space	↔ Dimension location
☎ Telephone outlet point	🔥 Radiator	wm Washing machine space		

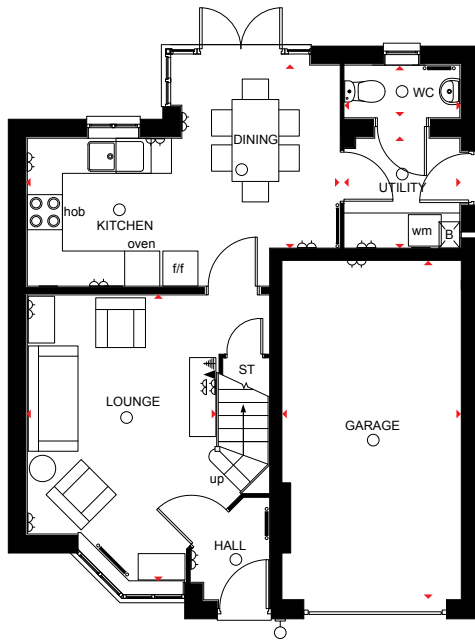
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Alston

3 bedroom detached home

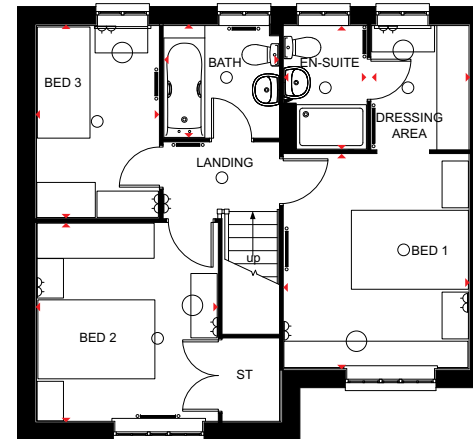
- A fabulous 3 bedroom detached home offering family kitchen and dining room with French doors opening onto the rear garden
- The ground floor also boasts a comfortable lounge with bay window and separate utility room
- First floor features 2 double bedrooms with en suite and dressing area to master bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with an integral garage



Ground Floor

Lounge	4914 x 3264mm	16'1" x 10'9"
Kitchen/Dining	5337 x 3128mm	17'6" x 10'3"
Utility	1952 x 1878mm	6'5" x 6'2"
WC	1952 x 900mm	6'5" x 2'11"
Garage	5800 x 3066mm	19'0" x 10'1"

(Approximate dimensions)



First Floor

Bedroom 1	3665 x 3150mm	12'0" x 10'4"
Dressing Area	2112 x 1652mm	6'11" x 5'5"
En Suite	2112 x 1397mm	6'11" x 4'7"
Bedroom 2	3387 x 3096mm	11'1" x 10'2"
Bedroom 3	3281 x 2089mm	10'9" x 6'10"
Bathroom	1965 x 1912mm	6'5" x 6'3"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space		
◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space		

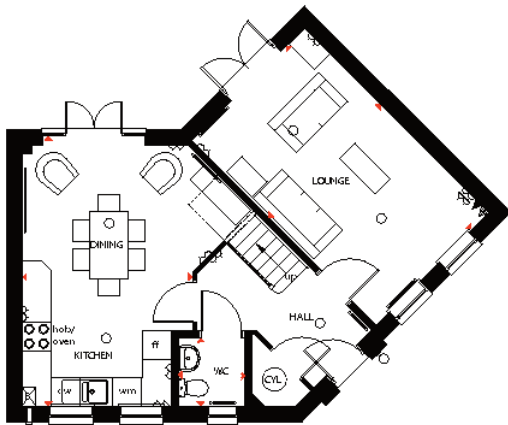
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Faringdon

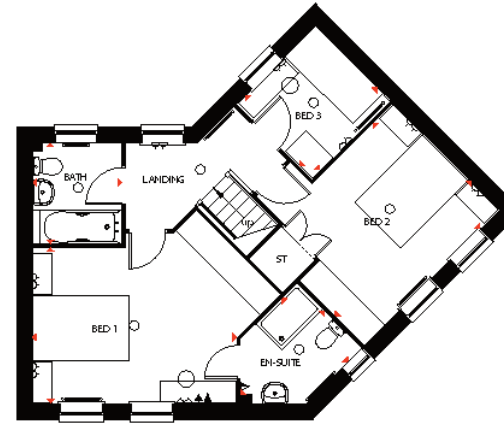
3 bedroom home

- A delightful 3 bedroom home offering dual aspect lounge with French doors leading onto the rear garden
- An attractive open-plan kitchen dining with the French doors leading onto the rear garden
- First floor has 2 double bedrooms with en-suite shower room to master bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	5450 x 3322mm	17'11" x 10'11"
Kitchen/Dining Room	5450 x 3560mm	17'11" x 11'8"
WC	1692 x 1452mm	5'7" x 4'9"
[Approximate dimensions]		



First Floor

Bedroom 1	4262 x 3250mm	14'0" x 10'8"
En Suite	2471 x 1922mm	8'1" x 6'4"
Bedroom 2	3985 x 3149mm	13'1" x 10'4"
Bedroom 3	2313 x 2213mm	7'7" x 7'3"
Bathroom	2112 x 1863mm	6'11" x 6'1"
[Approximate dimensions]		

KEY	○ Light fitting	⏏ T.V. aerial socket	B Boiler	wm Washing machine space
	⏏ Electric socket	⏏ Shaver socket	ST Store	f/f Fridge/freezer space
	⏏ Telephone outlet point	— Radiator	CYL Cylinder	◀ Dimension location

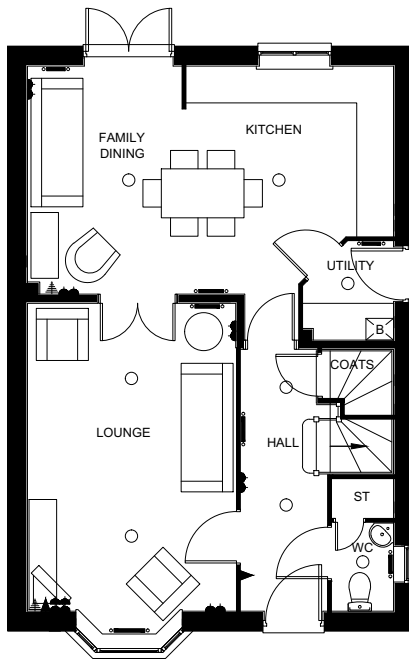
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Collingham

4 bedroom home

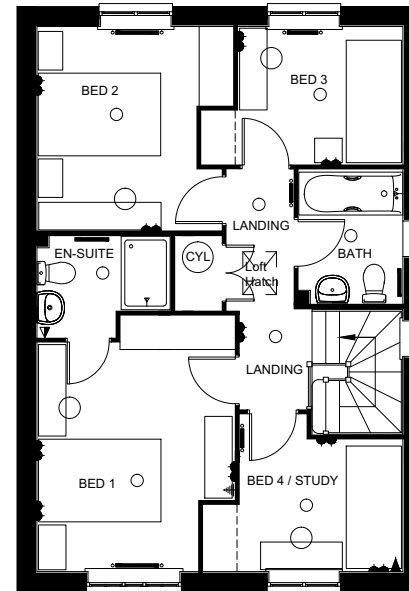
- A delightful 4 bedroom home featuring free flowing open plan kitchen with breakfast area and family dining area with glazed bay opening onto garden
- Ground floor includes a separate utility room and WC
- First floor provides 2 double bedrooms with an en-suite to bedroom 1



Ground Floor

Lounge	3400 x 5028mm	11'2" x 16'6"
Kitchen/Family/Dining	5978 x 3725mm	19'7" x 12'3"
Utility	1611 x 1472mm	5'3" x 4'10"
WC	1440 x 1000mm	4'9" x 3'3"

[Approximate dimensions]



First Floor

Bedroom 1	4177 x 3228mm	11'11" x 13'8"
En-suite	1650 x 2175mm	5'5" x 7'2"
Bedroom 2	3339 x 3200mm	10'11" x 10'6"
Bedroom 3	2250 x 3289mm	7'5" x 10'9"
Bedroom 4/Study	2153 x 3261mm	7'1" x 10'8"
Bathroom	2175 x 1700mm	7'2" x 5'7"

[Approximate dimensions]

KEY	○ Light fitting	⚡ T.V. aerial socket	— Towel rail
◀ Electric socket	⚡ Shaver socket	B Boiler	
◀ Telephone outlet point	— Radiator	ST Store	

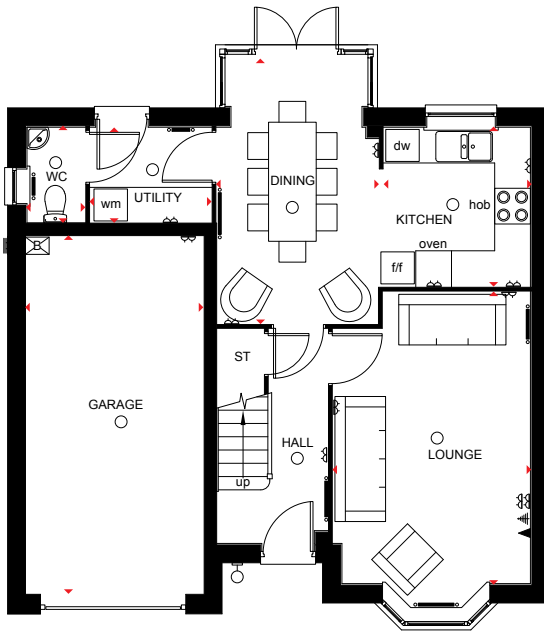
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Heathfield

4 bedroom detached home

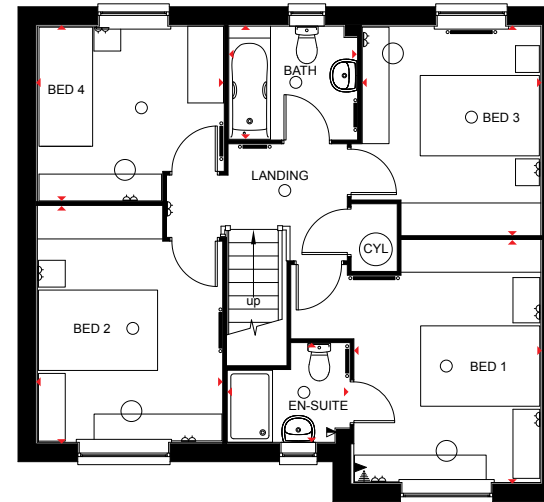
- An exceptional 4 bedroom detached home offering utility room, family, kitchen and dining room with full height glazed bay leading onto the rear garden
- Ground floor also has comfortable lounge with bay window
- First floor features 3 double bedrooms with en-suite to master bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with integral garage



Ground Floor

Lounge	4902 x 3314mm	16'1" x 10'10"
Kitchen	2676 x 2462mm	8'9" x 8'1"
Dining Area	4527 x 2719mm	14'10" x 8'11"
Utility	2033 x 1591mm	6'8" x 5'3"
WC	1607 x 975mm	5'3" x 3'2"
Garage	6000 x 2988mm	19'8" x 9'10"

(Approximate dimensions)



First Floor

Bedroom 1	4070 x 3127mm	13'4" x 10'3"
En Suite	2051 x 1663mm	6'9" x 5'5"
Bedroom 2	3967 x 3100mm	13'0" x 10'2"
Bedroom 3	3507 x 2999mm	11'6" x 9'10"
Bedroom 4	3125 x 2928mm	10'3" x 9'7"
Bathroom	2138 x 1901mm	7'0" x 6'3"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

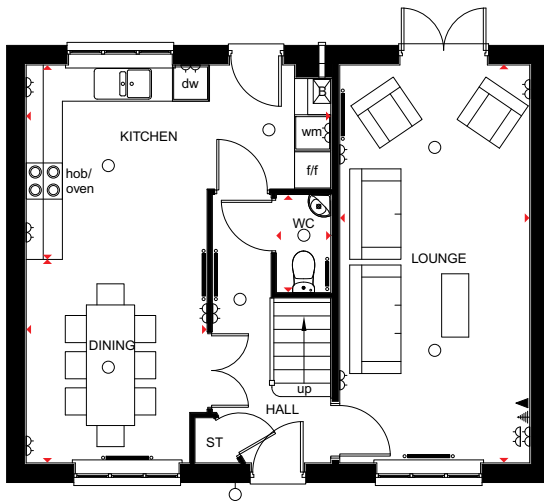
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Thornbury

4 bedroom detached home

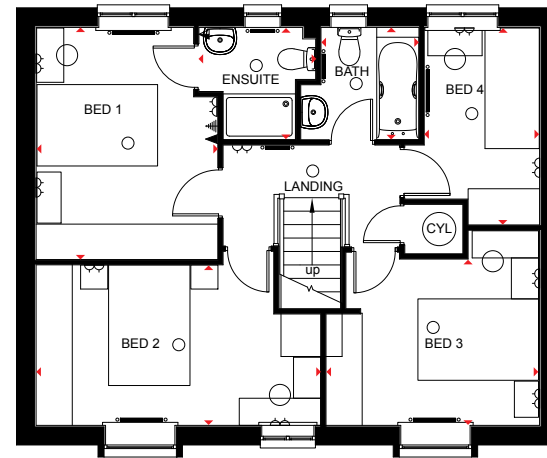
- A delightful 4 bedroom detached home featuring dual aspect lounge with French doors opening onto the rear garden
- Quality open-plan kitchen and dining room with utility area
- First floor boasts 3 double bedrooms with en suite shower room to master bedroom, 1 single bedroom and family bathroom



Ground Floor – Open Plan Layout

Lounge	6600 x 3150mm	21'8" x 10'4"
Kitchen Area	5060 x 3225mm	16'7" x 10'7"
Dining Area	3375 x 3000mm	11'1" x 9'10"
WC	1628 x 900mm	5'4" x 2'11"

(Approximate dimensions)



First Floor

Bedroom 1	3850 x 3013mm	12'8" x 9'11"
En Suite	1936 x 1864mm	6'4" x 6'1"
Bedroom 2	4720 x 2663mm	15'6" x 8'9"
Bedroom 3	3542 x 2758mm	11'7" x 9'1"
Bedroom 4	3275 x 1913mm	10'9" x 6'3"
Bathroom	1863 x 1625mm	6'1" x 5'4"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	
	⏏ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

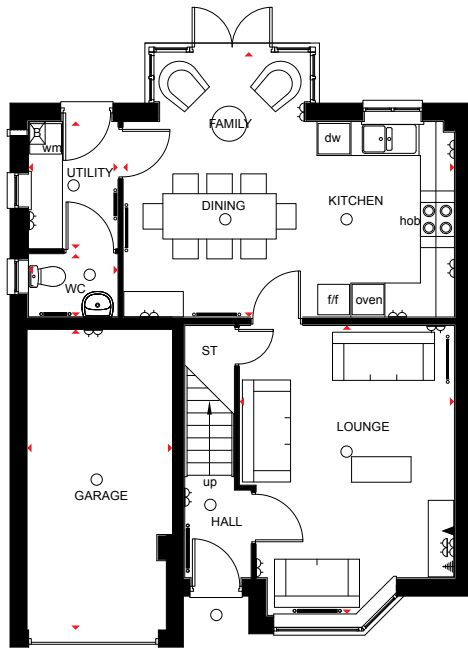
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Guisborough

4 bedroom detached home

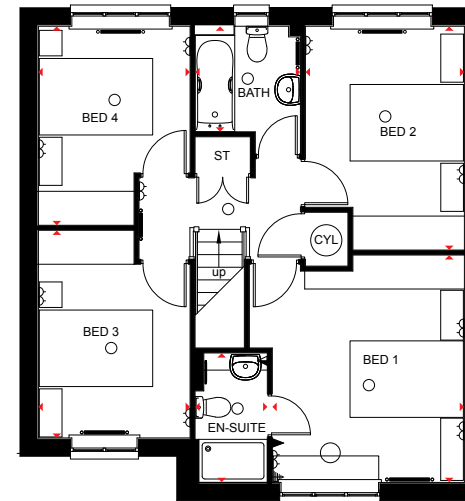
- A beautifully presented 4 bedroom home offering kitchen with dining and family areas, adjoining utility room and French doors leading to the rear garden
- Airy lounge also located on the ground floor
- First floor has 4 double bedrooms, with en suite shower room to master bedroom, and family bathroom
- This family home also comes with integral garage



Ground Floor

Kitchen/ Dining Room	5846 x 4675mm	19'2" x 15'4"
Utility	2244 x 1580mm	7'4" x 5'2"
Lounge	5115 x 3794mm	16'9" x 12'5"
WC	1580 x 1118mm	5'2" x 3'8"
Garage	5308 x 2568mm	17'5" x 8'5"

(Approximate dimensions)



First Floor

Bedroom 1	4013 x 3389mm	13'2" x 11'1"
En Suite	2285 x 1275mm	7'6" x 4'2"
Bedroom 2	3949 x 2805mm	12'11" x 9'2"
Bedroom 3	3665 x 2676mm	12'0" x 8'9"
Bedroom 4	3513 x 2676mm	11'6" x 8'9"
Bathroom	1863 x 1859mm	6'1" x 6'1"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	↔ Dimension location
⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space		
◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space		

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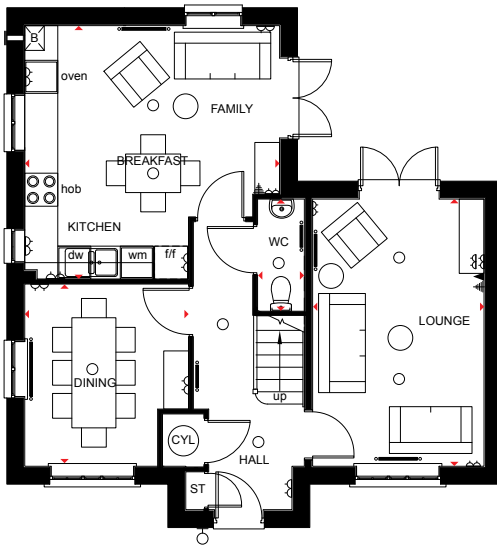




Lincoln

4 bedroom detached home

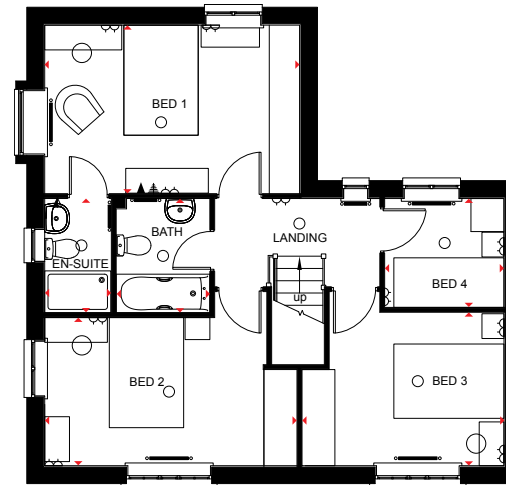
- A beautifully presented 4 bedroom home featuring open-plan kitchen with breakfast and family areas
- Separate dining room and dual aspect lounge with French doors leading to the garden
- First floor boasts 3 double bedrooms, with en-suite shower room to master bedroom, 1 single bedroom and family bathroom



Ground Floor

Lounge	4853 x 3113mm	15'11" x 10'3"
Kitchen/ Family Room	4628 x 4605mm	15'2" x 15'1"
Dining Room	3310 x 2974mm	10'10" x 9'9"
WC	2038 x 838mm	6'8" x 2'9"

(Approximate dimensions)



First Floor

Bedroom 1	4628 x 3062mm	15'2" x 10'1"
En Suite	2075 x 1211mm	6'10" x 4'0"
Bedroom 2	4581 x 2691mm	15'0" x 8'10"
Bedroom 3	3671 x 2788mm	12'1" x 9'2"
Bedroom 4	2167 x 1977mm	7'1" x 6'6"
Bathroom	2075 x 1700mm	6'10" x 5'7"

(Approximate dimensions)

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space		
◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space		

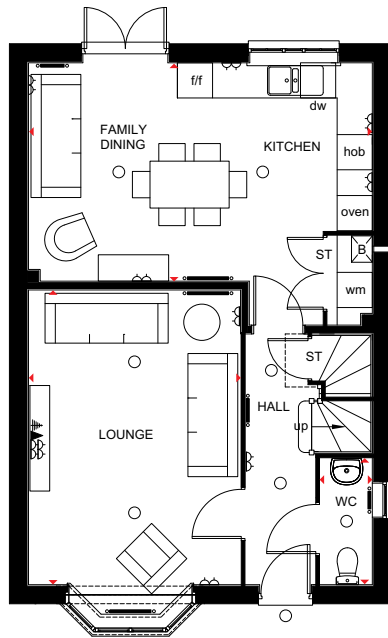
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Chesham

4 bedroom detached home

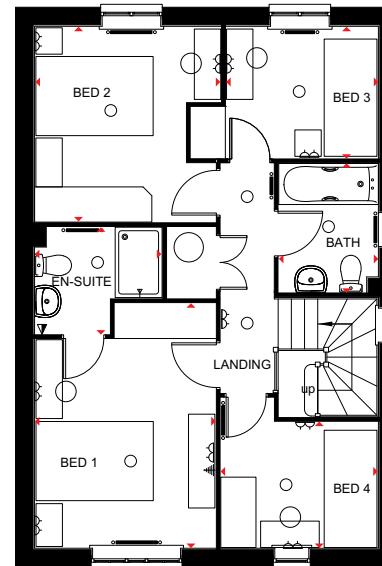
- A delightful 4 bedroom detached home offering contemporary kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor also boasts a full bay-fronted lounge
- The first floor features 2 double bedrooms, the master with en suite, 2 single bedrooms and modern family bathroom



Ground Floor

Lounge	5028 x 3629mm	16'6" x 11'11"
Kitchen	5865 x 3725mm	19'3" x 12'3"
WC	2153 x 889mm	7'1" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	4178 x 3088mm	13'8" x 10'2"
En Suite	2176 x 1823mm	7'2" x 6'0"
Bedroom 2	3339 x 3175mm	10'11" x 10'5"
Bedroom 3	2599 x 2251mm	8'6" x 7'5"
Bedroom 4	2689 x 2153mm	8'10" x 7'1"
Bathroom	2198 x 1701mm	7'3" x 5'7"

[Approximate dimensions]

KEY	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space		
☎ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space		

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