



- Bsmart homes can arrange your mortgage
- Detached bungalow
- 2 Double bedrooms
- Modern kitchen and bathroom

45A Shepherd Lane, Thurnscoe, Rotherham, S63 0JS

Guide Price £260,000

Bsmart homes are pleased to present this detached bungalow situated in this sought after location of Thurnscoe. The bungalow is beautifully presented throughout with modern kitchen and bathroom and modern neutral decor throughout. There is ample off road parking to the front with driveway and garage and there is also a well presented garden to the front and rear with multi purpose out building.



Property Description

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Hallway

The hallway has built in storage and gives access access to the loft space. Floored with herringbone style flooring and decorated in a modern finish.

Living Room 13' 8" into recess x 15' 11" (4.17m into recess x 4.85m)

The living room is a good sized room with a front and side facing window, it has a multi fuel log burner with surround and wooden beam mantel and double doors giving access to the kitchen. It has been decorated in a modern finish and is floored with herringbone style flooring.

Kitchen 15' 11" x 10' 2" (4.85m x 3.10m)

The modern kitchen is fitted with a range of gloss wall and base units topped with complementing work top. It has a breakfast bar and is fitted with an electric oven with a gas hob and a cooker hood, integrated fridge/freezer, dishwasher and wine cooler. Patio doors give access to the rear garden.

Bedroom One 15' 11" x 11' 11" (4.85m x 3.63m)

A rear facing double room with modern neutral decor and carpet.

Bedroom Two 10' 1" x 11' 11" (3.07m x 3.63m)

A front facing double bedroom, which benefits from mirrored built in wardrobes. Decorated in a modern





finish with a feature wall. Floored with carpet.

Loft Space

The loft space is accessed by ladders and has electric installed.

Bathroom

The modern stylish bathroom is tiled to the walls and floor. It comprises of a freestanding bath, a separate corner shower cubicle, W/C & vanity hand wash basin with storage underneath.



Outside

To the front of the property is a good sized front garden, it has a lawned area and a driveway providing ample off road parking, this leads to the garage. There is also a wooden versatile outbuilding to the front/side of the garden. The bungalow also has side and rear gardens with stone paved patio areas with stone built BBQ, lawned areas, trees shrubbery and flower beds.

Garage

The garage has an electric door to the front and a door giving access to the rear garden.

Outbuilding

The wooden outbuilding is fully insulated and has electric, it is laminated to the floor and is a versatile space suitable for multiple uses.

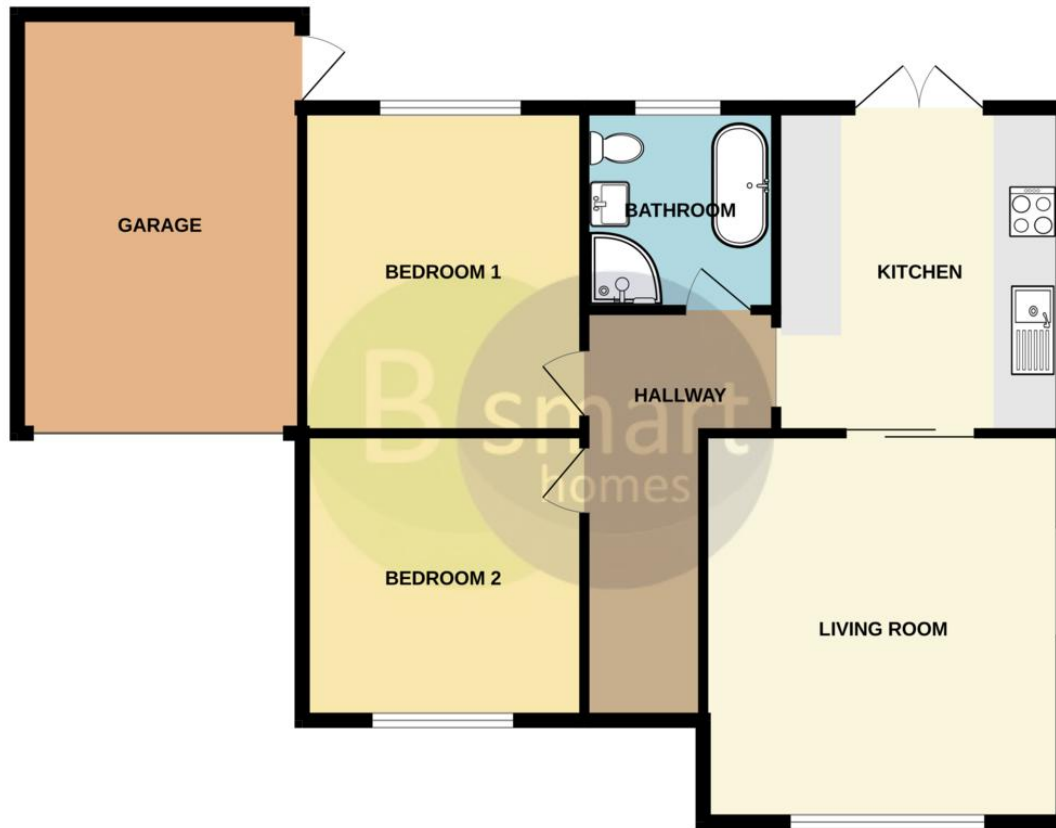


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GROUND FLOOR

special interest should be obtained through independent verification.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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