



1, Beeden Close, Thrybergh

ROTHERHAM, S65 4BF

Price : Guide Price £560,000

Tenure : Freehold

EPC Rating : C

Council Tax : Band F

Local Authority : rotherham

GUIDE PRICE £560,000 - £580,000

Nestled within a tranquil courtyard enclave of just 5 exclusive executive family residences, this expansive 6-bedroom detached executive-style family abode commands attention with its corner position and generous proportions. A true embodiment of luxury living, this home beckons with its sprawling layout and impeccable attention to detail, inviting discerning buyers to explore its grandeur through an internal inspection.

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To the right of the entrance, the main living room unfolds—a sanctuary of sophistication and refinement. Illuminated by an abundance of natural light streaming through its dual-aspect windows, which gaze out upon the front and rear gardens, this splendid space boasts a majestic fireplace adorned with a resplendent surround, marble effect back, and hearth, complete with a captivating coal effect living flame gas fire—a



- A tremendous spacious 6 bedroom 4 bathroom detached family home
- Home Office, utility room & ground floor WC
- Driveway for upto 4 vehicles & double garage
- Freehold. Council Tax Band F

- Cul de sac location
- 3 reception rooms
- Within approx 300 yds of convenience store

- Large rear 'P' shape conservatory
- Large rear enclosed garden
- Viewing highly recommended



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focal point of allure for convivial gatherings and serene relaxation. Adjacent to the living room, a sprawling 'P' shaped conservatory beckons, a haven of light and space, with French-style doors seamlessly extending the indoor living space to the enchanting outdoor realm—a seamless fusion of opulence and nature. A further splendidly spacious reception room connects both the conservatory and the main living room, a further enclave for social gatherings.

For those in pursuit of a dedicated workspace, this residence offers a secluded office—a haven for professionals seeking solace and productivity. Meanwhile, the breakfast kitchen stands as a chef's paradise, featuring a plethora of sleek white-fronted wall, base, and drawer units, complemented by integrated appliances and a commanding free-standing Rangemaster cooker—an epicurean haven where culinary creativity knows no bounds.

Ascending to the first floor, a majestic galleried landing unfolds, guiding the way to an array of sumptuous bedrooms and lavishly appointed bathrooms. The Principal bedroom epitomizes serenity, boasting an abundance of bespoke wardrobes, bedside drawers, and a refined vanity table—a veritable haven for relaxation and rejuvenation. Two additional double bedrooms, complete with fitted wardrobes and en-suite shower rooms, offer unparalleled comfort and luxury, while bedrooms 5 and 6 provide cosy retreats for rest and repose. The house bathroom exudes opulence with its resplendent 4-piece suite, featuring a separate bath and double-size shower cubicle, adorned with exquisite coordinating tiling—a testament to refined taste and luxury living.

At the front of the property, a driveway and verdant lawned garden await, while to the rear, an enchanting enclosed lawned garden with a serene flagged patio beckons—a picturesque sanctuary for alfresco leisure and relaxation. Conveniently positioned within close proximity to an array of amenities, including a convenience store and shops, along with excellent transport links and the scenic Thrybergh Country Park, this residence offers an unparalleled fusion of luxury living and modern convenience.

In summation, this extraordinary property stands as a paragon of luxury living, embodying sophistication, elegance, and unparalleled comfort. From its expansive living spaces to its tranquil outdoor retreats, every facet of this home exudes refinement and style. With its prime location and impeccable design, this residence is an unequivocal masterpiece—a haven for discerning buyers seeking the epitome of modern luxury and opulent living.







GROUND FLOOR
1668 sq.ft. (154.9 sq.m.) approx.



1ST FLOOR
1337 sq.ft. (124.2 sq.m.) approx.



TOTAL FLOOR AREA : 3005 sq.ft. (279.1 sq.m.) approx.

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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Bakewell 3 Royal Oak Place Matlock Street Bakewell DE45 1HD T: 01629 700699 E: bakewell@elr.co.uk	Banner Cross 888 Ecclesall Road Banner Cross Sheffield S11 8TP T: 01142 683388 E: bannercross@elr.co.uk	Dore 33 Townhead Road Sheffield S17 3GD T: 0114 2362420 E: dore@elr.co.uk	Hathersage Main Road, Hathersage Hope Valley Derbyshire S32 1BB T: 01433 651888 E: peakdistrict@elr.co.uk	Rotherham 149 Bawtry Road Wickersley Rotherham S66 2BW T: 01709 917676 E: wickersley@elr.co.uk
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