



**Sandpiper Road, Thorpe Hesley Rotherham S61 2UN**



**welcome to**

**Sandpiper Road, Thorpe Hesley Rotherham**

I CAN SEE PARADISE BY THE FAB SKYLIGHT - This STUNNING five bed extended detached is offered to market making the PERFECT family home. Boasting beautifully presented accommodation throughout with off road parking and a delightful rear garden...NOT TO BE MISSED!!!



### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window and a radiator. Also providing access into the integral garage, lounge and the downstairs W.C.

### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C.

### **Lounge**

16' 3" x 17' 3" ( 4.95m x 5.26m )

Having rear facing double glazed sliding doors leading to the garden, a radiator and the stairs leading to the landing.

### **Dining Room**

11' 4" x 9' ( 3.45m x 2.74m )

Having a front facing double glazed window and a radiator.

### **Kitchen**

12' 11" x 13' 7" ( 3.94m x 4.14m )

Fitted with a series of wall and base units housing the integrated dishwasher with breakfast island and coordinating worktops housing the sink & drainer. There is space for a range cooker and a fridge/freezer. Having side facing double glazed patio doors leading to the garden, two side facing skylights & a rear facing double glazed window, a radiator and spotlights to the ceiling.

### **Landing**

Having a front facing double glazed window and providing access to the loft.

### **Bedroom One**

13' 1" plus fitted wardrobes x 17' 4" ( 3.99m plus fitted wardrobes x 5.28m )

Having a front and rear facing double glazed window, a radiator, fitted wardrobes & storage and spotlights to the ceiling.

### **En Suite**

Being fully tiled and fitted with a bath, a hand wash basin with vanity & storage and a W.C. Having a

front facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Bedroom Two**

10' 6" x 13' 1" ( 3.20m x 3.99m )

Having a rear facing double glazed window and a radiator.

### **Bedroom Three**

8' 9" x 10' 5" ( 2.67m x 3.17m )

Having a rear facing double glazed window and a radiator.

### **Bedroom Four**

6' 11" x 8' 10" ( 2.11m x 2.69m )

Having a front facing double glazed window and a radiator.

### **Bedroom Five / Office**

10' 3" to maximum point x 9' 3" ( 3.12m to maximum point x 2.82m )

Having a front facing double glazed window and a radiator.

### **Shower Room**

Being fully tiled and fitted with a hand wash basin and a W.C. Having a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the front is a drive and an integral garage providing off road parking with a low maintenance lawn.

To the rear is a beautiful enclosed garden with a decked area for lounging and a bar area for hosting.



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## Sandpiper Road, Thorpe Hesley Rotherham

- Five bedroom extended detached property - Perfect family purchase
- Beautifully presented and spacious accommodation throughout
- Sought after residential location
- Drive and garage providing off road parking
- Delightful rear garden with deck and a bar area for hosting

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF115004 - 0002

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william h brown



01709 829935



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)