



**The Chester Eldertree Court, Thorpe Hesley Rotherham S61
2TQ**

welcome to

The Chester Eldertree Court, Thorpe Hesley Rotherham

- Neutral & modern decor throughout
- Wired security alarm system
- Modern family bathroom & en suite inc Jack and Jill en suite
- Integrated appliances to kitchen
- Tarmac driveway & garage with remote operated up and over door

Tenure: Freehold EPC Rating: B

£440,000

Entrance Hall

Having a front facing double glazed door, a radiator and spotlights to the ceiling.

Downstairs W.C.

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

Living Room

17' 4" x 11' 5" (5.28m x 3.48m)
Having a front facing double glazed window and a radiator,

Kitchen / Dining Room / Family

26' 9" x 11' 8" (8.15m x 3.56m)
The Kitchen is fitted with a series of wall and base units with coordinating island & worktops housing the integrated double oven, hob, microwave, fridge/freezer & dishwasher along with a stainless steel sink & tap with under unit cupboard lighting. Having a side and rear double glazed window, rear facing bi folding doors providing access to the garden and three radiators throughout the room.

Utility Room

Fitted with wall and base units and worktops with inset sink along with space and plumbing for a washing machine and a dryer. Having a side facing double glazed door and a radiator.

Study

8' 8" x 7' 9" (2.64m x 2.36m)

Having a front facing double glazed window and a radiator.

Landing

Having a radiator and providing access to the loft via hatch.

Bedroom One

12' 8" x 11' 1" (3.86m x 3.38m)
Having a front facing double glazed window, a radiator and two sets of double door built in wardrobes providing hanging and storage space.

En Suite

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

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)
Having two front facing double glazed windows, a radiator and double door fitted wardrobes providing hanging and storage space.

Jack And Jill Ensuite

Connecting between bedrooms two & three and being fully tiled fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed window, a heated towel rail and spotlights to the ceiling.

Bedroom Three

11' 4" x 9' 8" (3.45m x 2.95m)
Having a rear facing double glazed window and a radiator.

Bedroom Four

10' 1" x 9' 2" (3.07m x 2.79m)
Having a rear facing double glazed window and a radiator.

Bathroom

Being fully tiled and fitted with a bath, 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 of the property is a small lawn with a path to the front door, and planting along with a drive & a detached garage providing off road parking.

To the rear is a lawned garden & a patio enclosed with fencing and a gate to the side providing access to the driveway.

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Property Ref:

RTF115333 - 0004

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