

**FOR SALE**



**Norman Street, Thurnscoe**  
**Guide Price £125,000**

  
**MARTIN & CO**



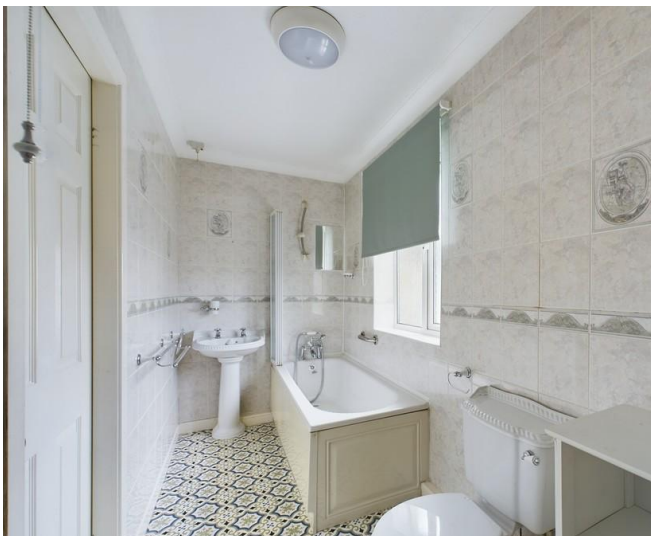
## Norman Street, Thurnscoe

3 Bedrooms, 2 Bathroom

Guide Price £125,000

- Semi detached
- Three bedrooms
- Drive and garage
- Dining kitchen
- No chain

GUIDE PRICE £125,000 - £135,000. Welcome to Norman Street, Thurnscoe – a spacious and inviting three-bedroom semi-detached family home offered with no onward chain. This property is located in a popular residential area, ideal for a variety of buyers, from first-time homeowners to growing families. With the added benefits of off-road parking, a newly constructed garage and a conservatory. This home offers ample space both inside and out.



Upon entering, you are greeted by a bright and welcoming hallway with stairs leading to the first-floor landing. The dual-aspect lounge is a perfect space for relaxation, featuring a charming fire surround as its focal point and patio doors that seamlessly open into the conservatory. The conservatory provides additional living space, ideal for entertaining or enjoying views of the rear garden.

The generous dining kitchen is well-equipped with a range of shaker-style wall and base units, along with integrated appliances, including an oven, hob, extractor fan and dishwasher, making meal preparation a breeze. A rear porch offers extra storage or utility space.

Upstairs, you will find three well-proportioned

bedrooms. The second bedroom benefits from fitted wardrobes, offering convenient storage solutions. The family bathroom is fitted with a modern white three-piece suite, and there is also the convenience of a separate shower room.

Externally, the property features garden areas to the front, side, and rear, providing plenty of outdoor space. A driveway leads to the single garage, offering secure parking or additional storage.

The location is ideal for those needing access to commuter links, with easy access to major roads and public transport options. Thurnscoe itself offers a range of local amenities, including shops, schools, and parks, all within close reach, making this an excellent base for families and professionals alike.

Don't miss the opportunity to make this wonderful property your new home – viewings are highly recommended!

**ENTRANCE HALL.** With a staircase rising to the first floor landing, door to the lounge, door to the dining kitchen and front facing entrance door.

**LOUNGE.** A dual aspect reception room with dado rail to half height. The focal point of the room is the feature fire surround, front facing window and patio doors to the conservatory.

**CONSERVATORY.** With side and rear facing windows and French doors open onto the garden.

**DINING KITCHEN.** A well proportioned dining kitchen. Having a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, hob, oven, plumbing for washing machine and integrated dishwasher. There is a wall mounted electric fire to the dining area, front facing window, two rear facing windows, under stairs storage and rear facing entrance door.



REAR PORCH. With side and rear facing windows with side facing entrance door.

LANDING. With rear facing window and access to the loft.

BEDROOM ONE. A good size master bedroom with coving to the ceiling, a door gives access to the family bathroom and front facing window.

BEDROOM TWO. With coving to the ceiling, fitted wardrobes to one wall and front facing window.

BEDROOM THREE. With rear facing window.

FAMILY BATHROOM. Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls, door to bedroom one and rear facing window.

WET ROOM. With tiled floor, tiled walls and shower.

OUTSIDE. To the front of the property is a walled garden with pebbled area to the front and side, gates open onto the drive leading to the recently erected garage. Rear garden with lawn and patio.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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