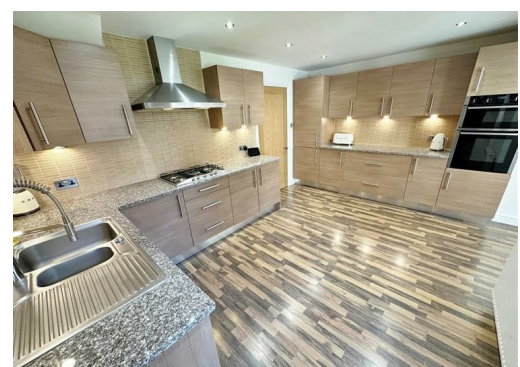




Thorpefield Close, Rotherham, S61 2UT

£360,000

PRICED TO SELL NOW!!!! High specification & extended detached house in popular location with open aspect to rear. Many extras & upgrades including modern living/dining/kitchen with granite worktops, contemporary bathrooms, hardwood internal doors & fitted wardrobes to all bedrooms. **MUST BE VIEWED!!**



19 Thorpefield Close, Thorpe Hesley, Rotherham, South Yorkshire, S61

We are delighted to offer for sale this modern detached house which has been extended to 3 sides and has undergone a comprehensive programme of upgrades and improvements. The property now offers high specification living on this popular development with the added benefit of an open aspect to the rear. The popular area of Thorpe Hesley offers access to local amenities and transport links.

The property benefits from gas central heating and PVCu double glazing. There is a modern living/dining/kitchen with granite worktops and integrated appliances, separate utility room plus contemporary shower room, en suite and WC. Items of note to the property include hardwood internal doors, chrome sockets and switches, fitted wardrobes to all bedrooms, french doors to rear plus alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, living/dining/kitchen, utility room and WC. There are 4 bedrooms, the master with a 4 piece en suite plus a shower room to the first floor. There is a loft with ladder access which is part boarded with a light.

The rear of the property has a pleasant open aspect. The gardens to the property have been upgraded with artificial turf and decking, offering year round use. There is an external tap. There is off road parking for 2 cars plus a garage with power and light plus hot and cold taps.

Tenure - Freehold
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring.

Lounge 17'11"(max) x 11'7"(max) (5.48m(max) x 3.54m(max))

With carpets and blinds. Access to store.

Living/Dining/Kitchen 19'3"(max) x 14'11"(max) (5.89m(max) x 4.55m(max))

Having a comprehensive range of wall and base units with complimenting granite worktops plus tiling and splash back. Having Neff and Smeg double oven, 5 ring hob, hood and dishwasher plus 1.5 sink and

mixer tap. With recessed spot lights, french doors, laminate flooring and blinds.

Utility Room 5'2" x 4'7" (1.58m x 1.41m)

Having modern units and laminate worktops plus space for washing machine and drier. Laminate flooring and blind.

WC 5'1" x 2'5" (1.57m x 0.75m)

Having modern white sanitary ware plus tiling and laminate flooring.

FIRST FLOOR

Landing

With fitted carpets. access to airing cupboard.

Bedroom 1 17'8" x 8'0" (5.39m x 2.44m)

With fitted wardrobes, carpets and blinds.

En Suite Bathroom 8'7" x 6'0" (2.64m x 1.85m)

Having a modern 4 piece suite with separate bath and shower plus tiling, ladder radiator, recessed spot lights and laminate flooring.

Bedroom 2 12'10"(max) x 8'6"(max) (3.92m(max) x 2.61m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 3 11'1"(max) x 8'7"(max) (3.40m(max) x 2.63m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 7'10"(max) x 6'6"(max) (2.41m(max) x 1.99m(max))

Currently used as a home office. With fitted wardrobes, carpets and blinds.

Shower Room 6'1" x 6'0" (1.86m x 1.83m)

Having contemporary white sanitary ware with wall tiling, fitted units and vinyl flooring.

EXTERNAL

The rear of the property has a pleasant open aspect over a church yard. The gardens to the property have been upgraded with astro turf and decking, offering year round use. There is an external tap. There is off road parking for 2 cars plus a garage with power and light plus hot and cold taps.





