



Hesley Bar Thorpe Hesley Rotherham S61 2PW
Guide Price £375,000

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GUIDE PRICE £375,000-£385,000 ** SOUTH REAR GARDEN ** Viewing is essential to appreciate the accommodation on offer of this three bedroom, two bathroom detached family home situated on a fantastic plot with stunning gardens and benefiting from a driveway, detached garage, a Wifi alarm system, uPVC double glazing and gas central heating. The property has been cosmetically upgraded including a new kitchen and two new bathrooms. Situated in this sought after village location within easy reach of local schools, amenities and the M1 motorway network.

Tastefully decorated throughout, the spacious and well presented living accommodation briefly comprises uPVC door which opens into a front porch. A door then opens into the dining room which flows into the kitchen. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include fridge, freezer and dishwasher along with housing for a washing machine, tumble dryer and a Range cooker with extractor above. A door then opens into the hallway with an under stair storage cupboard. Access into the lounge, snug/bedroom three and a shower room. The good sized lounge has double doors which open into a fantastic garden room. This bright and airy space is perfect for enjoying the garden views. Snug/bedroom three has a good size storage cupboard which houses the gas boiler. The shower room has a walk-in shower, WC and wash basin set in a combination unit.

From the hallway, a staircase rises to the first floor landing with a storage cupboard and access into two further spacious double bedrooms and a shower room. The master has fitted wardrobes and space for furniture. Bedroom two overlooks the rear garden and again has fitted wardrobes and space for furniture. The shower room has a walk-in shower, WC and wash basin set in a vanity unit.

- EARLY VIEWING ADVISED
- STUNNING FAMILY HOME
- KITCHEN, DINING ROOM, LOUNGE & GARDEN ROOM
- THREE BEDROOMS
- TWO SHOWER ROOMS
- LOVELY SOUTH FACING REAR GARDEN
- DRIVEWAY & GARAGE





OUTSIDE

A gated entrance opens onto the driveway providing ample off road parking and leads to the detached garage with electric, lighting and remote control roller door. A lawn garden surrounded by plant, shrubs and trees to the side of the driveway extends around the house connecting to the good sized rear garden mostly laid to lawn with an abundance of shrubs and plants. A fantastic patio area perfect for al fresco dining. Large garden shed which has a new roof.

LOCATION

Thorpe Hesley is understandably one of the most desirable villages in this area. Close to the M1 network, the beautiful countryside of Wentworth Woodhouse, plus good schools nearby it's a lovely place to bring up your family.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 113.3 sq. metres (1220.0 sq. feet)



Approx. 41.0 sq. metres (441.7 sq. feet)



All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

