



Sheldrake Close

Thorpe Hesley, Rotherham, S61 2UW

Offers In The Region Of £225,000



- 3 BEDROOM SEMI-DETACHED
- OPEN PLAN LIVING SPACE
- SCOPE FOR FURTHER EXTENSION
- QUIET CUL DE SAC LOCATION
- GOOD COMMUTER LOCATION

- SIZEABLE PLOT
- CONTEMPORARY KITCHEN AND BATHROOM
- BEAUTIFUL GARDEN
- CLOSE TO ARRAY OF AMENITIES
- COUNCIL TAX BAND B

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STEP INSIDE THIS BEAUTIFULLY PRESENTED, THREE BEDROOM SEMI-DETACHED HOUSE, HOSTING A SIZEABLE PLOT, PERFECTLY PLACED ON A QUIET CUL DE SAC! Located in the sought after village of Thorpe Hesley, on the door step of the Wentworth Estate, close to an array of amenities , surrounded by reputable schools and minutes away from M1 with direct roads leading to Rotherham, Barnsley and Sheffield. The property boasts an open plan layout with tasteful decor throughout, contemporary kitchen and bathroom, a well landscaped garden and ample off road parking including driveway and garage! Briefly comprising entrance porch, living room, kitchen/diner, three bedrooms and stylish bathroom. Don't miss the opportunity to make this house your own - with its ideal location and ample living space, it's the perfect place to create a warm and welcoming home. Book a viewing today to truly appreciate the location, the plot size and the further potential if desired!

LOUNGE

14'2" x 13'8" (4.32 x 4.17)

A light and airy living room drenched in natural light through a large front facing uPVC window, comprising ariel point, telephone point, wall mounted radiator and an open staircase rising to the first floor. Archway leads directly into the dining area, creating a great social space.

KITCHEN / DINER

20'4" x 7'2" (6.22 x 2.19)

This charming, country style kitchen host an array of cream shaker wall and base units providing plenty of storage, contrasting wood effect laminate worktops, Belfast style sink with drainer and chrome traditional mixer tap, integrated dishwasher; fridge /freezer; double Bosch oven/grill and inset black induction hob with stainless steel extractor hood above, inset spotlights and uPVC window overlooking the garden. A large archway opens out onto the spacious dining area, creating a great family hub, where uPVC sliding patio doors open out directly onto the garden.

BEDROOM 1

13'8" x 8'7" (4.17 x 2.62)

An elegant master bedroom comprising of wall mounted radiator, wood effect laminate flooring and front facing uPVC window.

BEDROOM 2

9'7" x 7'6" (2.93 x 2.3)

A well presented good sized double bedroom with views over to Wentworth, comprising wood effect laminate flooring and wall mounted radiator.

BEDROOM 3

7'9" x 6'8" (2.37 x 2.04)

A great single bedroom, perfect home office or

nursery, comprising wall mounted radiator and rear facing uPVC window with the views.

BATHROOM

7'6" x 6'3" (2.3 x 1.93)

A modern, generously sized family bathroom, tiled in fresh white, comprising white bath with drench shower over, white low flush WC, white pedestal sink, wall mounted chrome heated towel rail and frosted uPVC window.

GARAGE

16'0" x 11'5" (not including utility) (4.9 x 3.5 (not including utility))

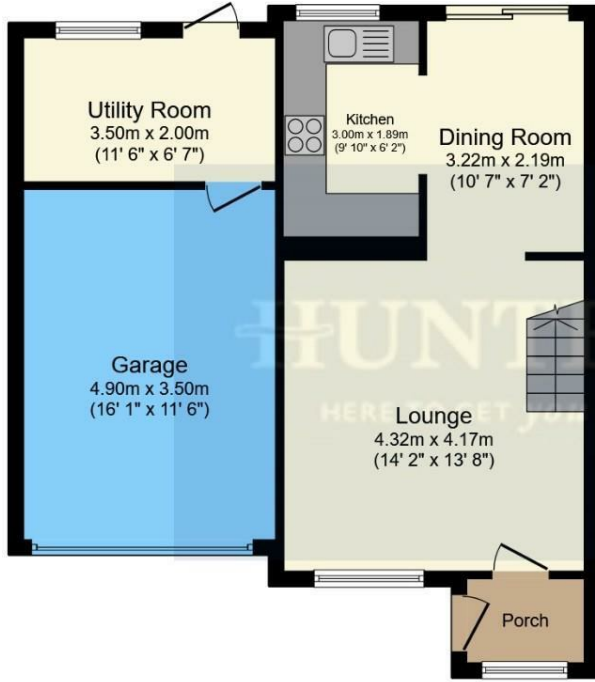
Offering secure parking or that extra storage space we all crave, comprising up and over door with lighting and sockets throughout. An internal door leads to a handy utility area at the rear, comprising uPVC rear door leading to the garden with space and plumbing for a washing machine and dryer.

EXTERIOR

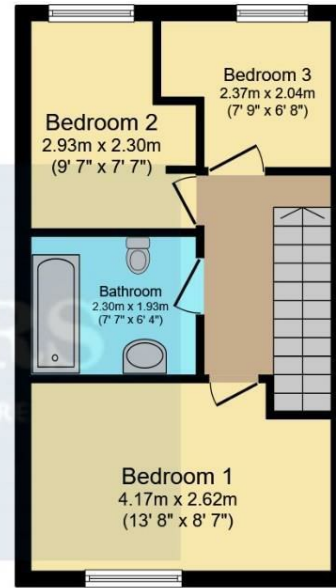
To the rear of the property is a sizable, sun drenched, beautifully landscaped, fully enclosed garden, hosting charming slabbed patio areas great for entertaining in the summer months, well stocked borders, a well manicured lawn, outside tap and sensored lighting.

The front of the property boasts great kerb appeal, with a driveway offering ample parking for two cars, sensored lighting to the front of the garage, outside tap, neat lawn, colourful borders and established trees.

Floorplan



Ground Floor



First Floor

Total floor area 91.0 m² (979 sq.ft.) approx

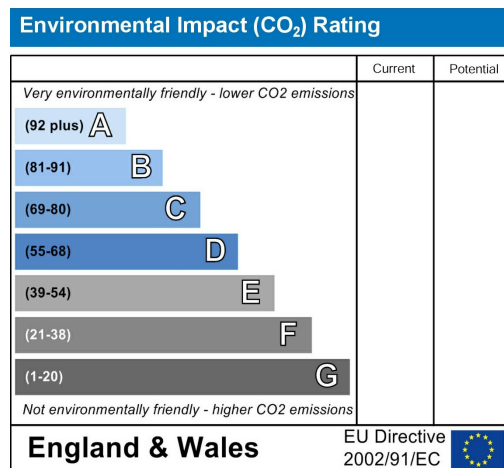
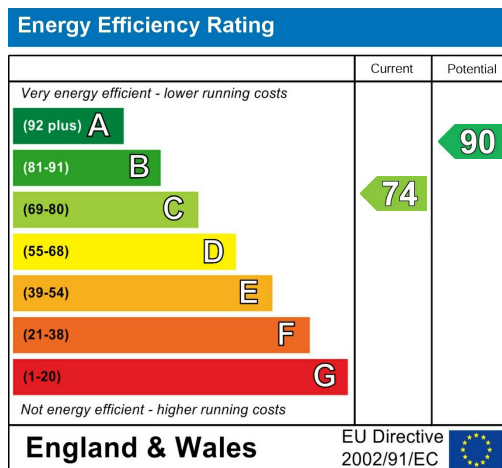
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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