



## Martin Rise

Thorpe Hesley, Rotherham, S61 2UE

Guide Price £250,000 - £260,000



- 3 BED SEMI DETACHED
- CONTEMPORARY FIXTURES AND FITTINGS
- GENEROUS DIMENSIONS
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- ELEVATED POSITION WITH VIEWS
- LARGE CONSERVATORY
- NEUTRAL DECOR THROUGHOUT
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £250,000 - £260,000. Nestled in the charming area of Martin Rise, Thorpe Hesley, Rotherham, this delightful three-bedroom house offers a perfect blend of comfort and modern living. Set in an elevated position, the property boasts stunning views of Wentworth, providing a picturesque backdrop to your daily life.

Located close to an array of amenities, a short walk into the Wentworth Estate, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Rotherham, Sheffield and Barnsley.

Upon entering, you will be greeted by an immaculate interior that has been thoughtfully maintained throughout. The modern kitchen is a highlight, featuring contemporary fittings that make cooking a pleasure. The adjoining living spaces are bathed in natural light, creating a warm and inviting atmosphere. One of the standout features of this home is the large conservatory, which serves as an ideal space for relaxation or entertaining guests. This versatile area seamlessly connects the indoor and outdoor spaces, allowing you to enjoy the garden all year round. The neutral decor throughout the property provides a blank canvas, making it easy for you to add your personal touch and style. Each of the three bedrooms is generously sized, offering ample space for family living, guest accommodation or a home office.

Briefly comprising entrance hall, living room, dining room/playroom, kitchen, conservatory, three good sized bedrooms, bathroom and ample off road parking on a long driveway with a detached garage.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a sought-after location. With its modern amenities and stunning views, this residence is sure to appeal to families and professionals alike. Do not miss the opportunity to make this exceptional property your own.



## ENTRANCE HALL

Through a uPVC door leads into the entrance hall, a great cloakroom space, also comprising wall mounted radiator, glass panelled French doors leading into the lounge and stairs rising to first floor.

## LIVING ROOM

13'6" x 12'3" (4.12 x 3.74)

Drenched in natural light through a large uPVC window, this light and airy living space hosts a white fireplace giving a great focal point to the room, aerial point, understairs storage cupboard, wall mounted radiator and archway opening out into the dining room, creating a great social space or family hub.

## DINING ROOM / PLAY ROOM

10'7" x 7'9" (3.25 x 2.37)

Currently used as a play room, this spacious dining room comprises large uPVC window, wall mounted radiator and door leading directly into the kitchen, scope here to create a large kitchen/diner if desired.

## KITCHEN

10'7" x 7'4" (3.25 x 2.26)

A fresh white, galley style kitchen hosting an array of white gloss wall and base units offering plenty of storage space, contrasting dark wood work surfaces, inset stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine, space for fridge freezer, space for freestanding cooker, tiled flooring, two uPVC windows and door leading into the conservatory.

## CONSERVATORY

11'3" x 10'4" (3.43 x 3.15)

A great addition to any household, offering that extra living space to use as you wish, comprising uPVC windows, laminate flooring, wall mounted radiator and glazed uPVC door leading directly out onto the garden.

## LANDING

A roomy landing comprising uPVC window, loft hatch and doors leading to bathroom and all three bedrooms.

## BEDROOM 1

15'5" x 8'7" (4.7 x 2.64)

An elegant master bedroom boasting a large uPVC window with spectacular views up to Wentworth, also comprising perfect alcove for wardrobes and wall mounted radiator.

## BEDROOM 2

9'6" x 9'1" (2.9 x 2.79)

A further good sized, well presented bedroom, comprising built in storage cupboard which also houses the boiler, uPVC window and wall mounted radiator.

## BEDROOM 3

9'8" x 6'3" (2.95 x 1.93)

Currently used as a home office but would also make a great single bedroom or nursery, comprising built in storage cupboard, laminate flooring, wall mounted radiator and front facing uPVC window.

## BATHROOM

6'9" x 6'7" (2.06 x 2.03)

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

## GARAGE

Offering that extra storage we all crave, comprising up and over door, side window, lighting and sockets.

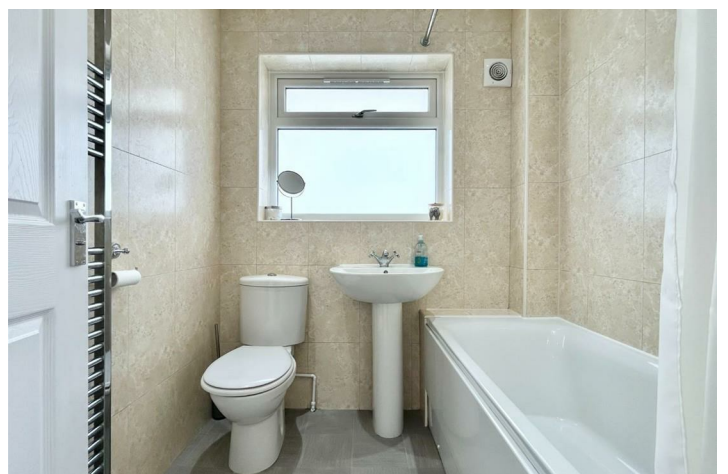
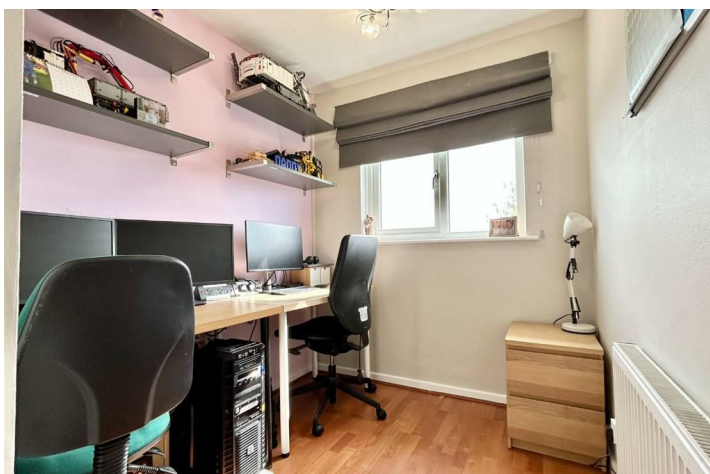
## EXTERIOR

The front of the property boasts great kerb appeal with a neat lawn, established shady tree and long driveway offering off road parking for at least two cars. To the rear of the property is a fully enclosed, sun drenched garden, mainly laid to lawn with a sunken patio area perfect for entertaining in the summer months.

Floorplan



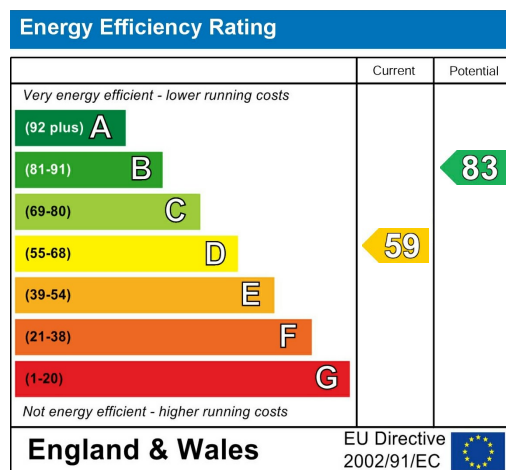








## Energy Efficiency Graph

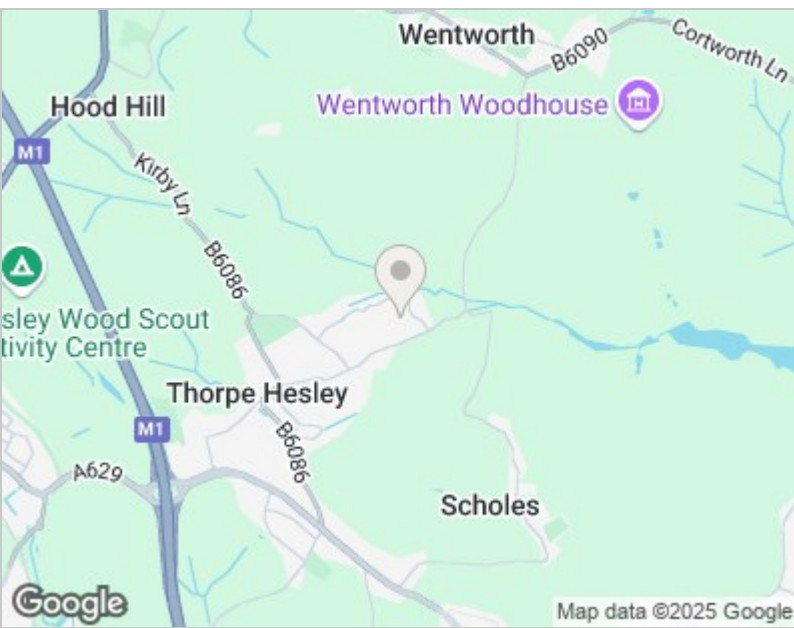


## Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

