



## Brook Hill

Thorpe Hesley, Rotherham, S61 2PZ

Guide Price £270,000 - £290,000



- 3 BED SEMI DETACHED
- CONTEMPORARY KITCHEN AND BATHROOM
- BEAUTIFUL SCENIC VIEWS TO THE FRONT
- DOUBLE GARAGE AND DRIVEWAY
- WALKING DISTANCE TO VILLAGE
- STYLISH DECOR THROUGHOUT
- CHARACTERFUL FEATURES
- WELL LANDSCAPED, LONG GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND C

# Brook Hill

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GUIDE PRICE £270,000 - £290,000. Hosting an elevated position on Brook Hill, Thorpe Hesley, Rotherham, this semi-detached house presents an exceptional opportunity for those seeking a stylish and spacious family home. With three well-proportioned bedrooms and two inviting reception rooms, this property boasts generous dimensions that cater to both comfort and functionality.

Located in the sought after commuter location of Thorpe Hesley, a few minutes from M1, serviced by good public bus routes, walking distance to the local village and all its amenities, across from parkland, surrounded by reputable schools and with direct roads leading to Rotherham, Sheffield and Barnsley.

As you step inside, you will be greeted by a delightful blend of character and contemporary design. The stylish decor throughout the home is complemented by characterful features, including elegant slate fireplaces, multi-fuel stove, traditional picture rails, and impressive tall ceilings that enhance the sense of space. The contemporary kitchen and bathroom have been thoughtfully designed to meet modern living standards while maintaining the home's unique charm.

The outdoor space is equally impressive, featuring a long, beautifully landscaped garden that offers a tranquil retreat. Two large decked patios provide the perfect setting for al fresco dining or simply enjoying the serene surroundings. The garden is further enhanced by well-stocked flower beds and convenient log stores, making it a delightful space for gardening enthusiasts.

For those in need of ample parking and storage, the property includes a double garage and a large blocked paved driveway.

Briefly comprising entrance, living room, dining room, kitchen, three good sized bedrooms, bathroom and detached double garage.

This home is not just a place to live; it is a lifestyle choice that combines elegance, comfort, and practicality in a sought-after location. Do not miss the chance to make this stunning property your own!



## ENTRANCE

Through a composite glazed door leads into a small entrance, complete with stairs rising to the first floor and doors leading to both living room and dining room.

## LIVING ROOM

13'10" x 11'5" (4.24 x 3.48)

A light and airy living space, drenched in natural light and boasting fabulous woodland views through a large front facing uPVC bay window, also hosting a multi fuel stove with charming traditional fireplace with slate hearth and ceramic tiling around, giving a great focal point to the room and cosy feel in the wintry months, also comprising laminate flooring, wall mounted radiator, aerial point and telephone point.

## DINING ROOM

13'10" x 11'3" (4.22 x 3.45)

A generously sized dining area, opening out through a large archway into the kitchen, creating a great social space or family hub, comprising feature fireplace with slate heart, laminate flooring, built in storage cupboard, door leading to a large under stairs storage cupboard, picture rails, wall mounted radiator and uPVC window to the side aspect.

## KITCHEN

12'9" x 8'9" (3.89 x 2.67)

A beautiful country style kitchen offering an array of white wooden wall and base units, rustic oak work surfaces, inset Belfast sink with brushed chrome mixer tap, inset 4 ring stainless steel gas hob with stainless steel extractor above, integrated appliances include: electric oven, tall fridge/freezer, dishwasher and wine cooler, under counter space and plumbing for a washing machine, vertical white radiator, stylish patterned tiled floor, inset spots, two uPVC windows and glazed composite door leading directly out onto the garden patio/deck.

## LANDING

A roomy landing comprising dark wood effect Karndean flooring, wall mounted radiator and doors leading to all bedrooms and bathroom.

## BEDROOM 1

13'10" x 11'3" (4.24 x 3.45)

An elegant master bedroom hosting a wall of mirrored sliding wardrobes, laminate flooring, ambient wall light, wall mounted radiator and a large uPVC window hosting a beautiful scenic view across the parkland and woods.

## BEDROOM 2

11'3" x 8'5" (3.45 x 2.59)

A further good sized double bedroom boasting a large

built in storage cupboard/wardrobe that also houses the Combi boiler, laminate flooring, wall mounted radiator and uPVC window.

## BEDROOM 3

8'7" x 7'6" (2.64 x 2.29)

A great single bedroom, nursery or home office, comprising wall mounted radiator and rear facing uPVC window overlooking the garden.

## BATHROOM

8'5" x 4'11" (2.57 x 1.52)

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

## GARAGE

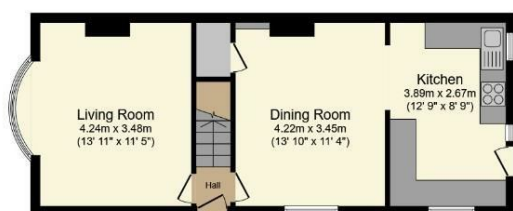
17'0" x 15'7" (5.2 x 4.75)

A great addition to this house, this double detached garage offers a handy electric roller shutter door, electrics, lighting, a data cable feed, side door, covered by CCTV cameras and large blocked paved driveway in front with floodlight, offering ample off street parking.

## EXTERIOR

The front of the property boasts great kerb with an imposing, elevated position, well manicured walled garden, mainly laid to lawn with established trees and shrubs adding plenty of colour. To the rear of the property is a fully enclosed, long, well landscaped garden, with something for everyone! Outside the house is a sizeable decked patio which leads onto a further slabbed patio area, perfect for entertaining in the summer months, a brick paved pathway weaves past a well manicured lawn, a log store, a shed for outdoor storage, well stocked flower beds, further log cutting store, vegetable patches, culminating in a new raised decked area perfect for BBQs or a tranquil retreat on an evening.

# Floorplan



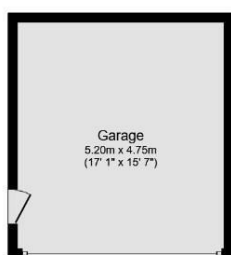
## Ground Floor

Floor area 46.1 sq.m. (496 sq.ft.)



## First Floor

Floor area 45.2 sq.m. (486 sq.ft.)



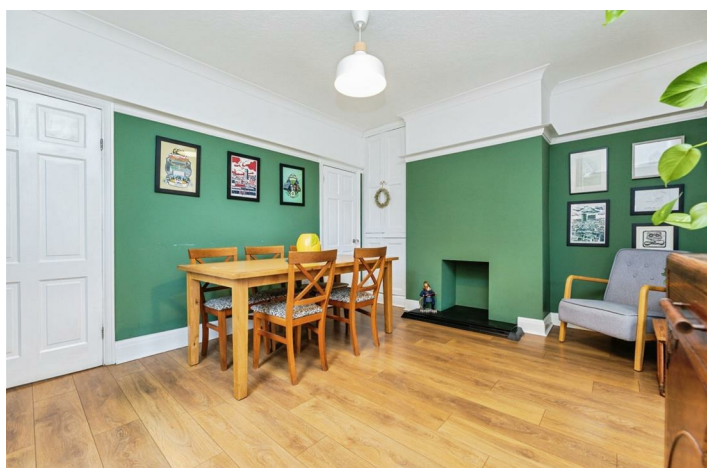
## Garage

Floor area 24.7 sq.m. (266 sq.ft.)

Total floor area: 116.0 sq.m. (1,248 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**HUNTERS**



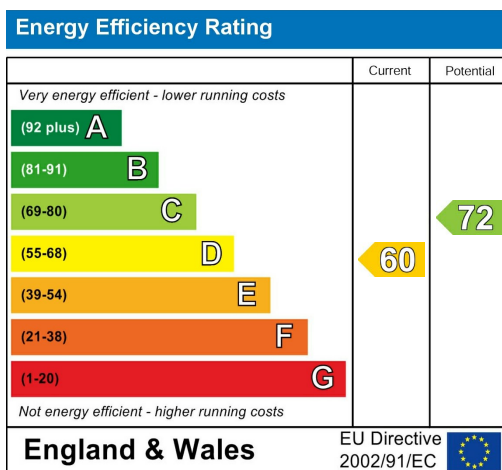








## Energy Efficiency Graph

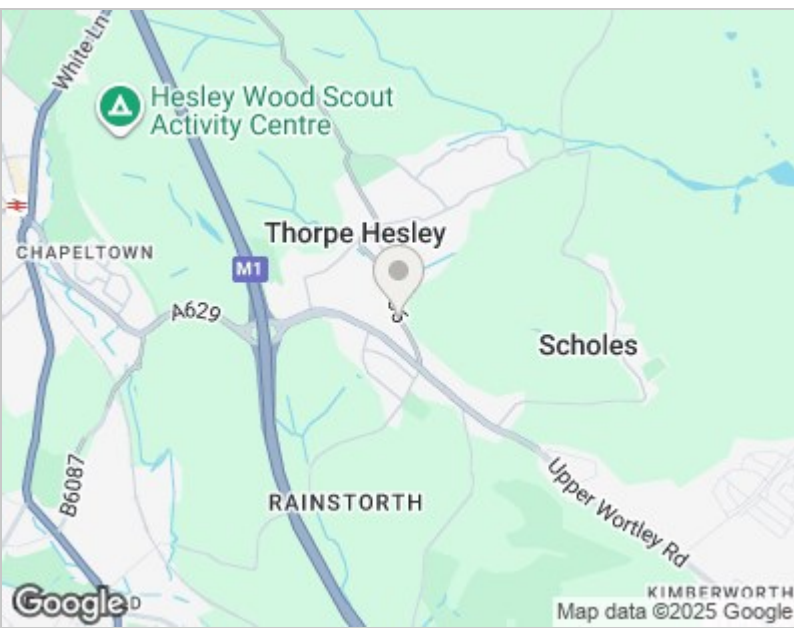


## Viewing

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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