



Thorpe Field Mews

Thorpe Hesley, Rotherham, S61 2WB

Guide Price £325,000 - £350,000

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- 3 BED DETACHED
- BEAUTIFULLY PRESENTED
- VILLAGE LOCATION
- WALLED GARDEN
- CLOSE TO AMENITIES AND THE M1

- MODERN FIXTURES AND FITTING
- DRIVEWAY AND GARAGE
- SPACIOUS DIMENSIONS
- FREEHOLD
- COUNCIL TAX D

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GUIDE PRICE £325,000 - £350,000 Nestled in the charming village of Thorpe Hesley, Rotherham, this beautifully presented 3 bed detached house at Thorpe Field Mews offers a perfect blend of modern living and tranquil surroundings. With three spacious bedrooms, this property is ideal for families or those seeking extra space. The house features a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this home is the stunning kitchen, which has been designed with both style and functionality in mind. It is equipped with modern appliances and ample storage, making it a delightful space for culinary enthusiasts. Additionally, the property boasts two bathrooms, including a modern ensuite that adds a touch of luxury to the master bedroom.

Situated in a peaceful cul-de-sac, this home offers a sense of privacy and security, making it an excellent choice for those who appreciate a quiet lifestyle. The village location enhances the appeal, providing a friendly community atmosphere while still being conveniently close to local amenities.

Briefly comprising entrance hallway, living room, kitchen/diner, downstairs w/c, master bedroom with ensuite, two further good sized bedrooms and family bathroom.

This property is a true gem, combining contemporary comforts with the charm of village life. It is a must-see for anyone looking to settle in a delightful area of Rotherham.

ENTRANCE HALLWAY

Through a uPVC door leads into a roomy entrance hall, comprising Karndean flooring, wall mounted radiator, handy understairs storage cupboard, telephone point and stairs rising to the first floor.

DOWNSTAIRS W/C

A great addition to any busy household, comprising low flush WC, wall mounted corner sink, Karndean flooring, chrome wall mounted towel rail and frosted window.

LIVING ROOM

15'3 x 10'6 (4.65m x 3.20m)

A stylish, light and airy living space drenched in natural light through front and side facing windows, also comprising wall mounted radiator, aerial point, telephone point and door leading directly into hallway.

KITCHEN / DINER

15'3 x 10'10 (4.65m x 3.30m)

A beautiful kitchen, offering an array of dark grey shaker wall and base units providing plenty of storage space, contrasting marble effect work surfaces, ceramic sink with matching traditional mixer tap, four ring gas hob, built in extractor hood above, integrated electric oven, integrated dishwasher, integrated washing machine/dryer, integrated undercounter fridge/freezer, housed wall mounted Combi boiler, rear and front facing windows, under counter lighting, spot lights, grey vertical radiators and Karndean flooring which flows seamlessly through to the entrance hallway.

MASTER BEDROOM

11'6 x 9'10 (3.51m x 3.00m)

An elegant master bedroom flooded in natural light through front and side facing wooden windows, a wall of white built in wardrobes, tv aerial and wall mounted radiator. Door leads through to the ensuite shower room.

EN-SUITE

A contemporary shower room, fully tiled in 'on trend' grey tones and contrasting floor tiles, hosting an enclosed shower with chrome drench shower, wall mounted modern wood vanity with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail and frosted uPVC window.

BEDROOM 2

10'6 x 8'2 (3.20m x 2.49m)

A good sized double bedroom comprising wall mounted radiator and wooden windows.

BEDROOM 3

10'6 x 6'9 (3.20m x 2.06m)

A good sized single bedroom currently used as a nursery , would also make a great home office, single bedroom or dressing room, comprising wall mounted radiator and rear facing wooden window.

FAMILY BATHROOM

6'7 x 6'7 (2.01m x 2.01m)

A serene family bathroom comprising bath, white pedestal sink, low flush WC, extractor fan, wall mounted radiator, laminate flooring and frosted window.

GARAGE

16'5 x 9'2 (5.00m x 2.79m)

Offering secure parking or that extra storage we all crave, complete with up and over door.

EXTERIOR

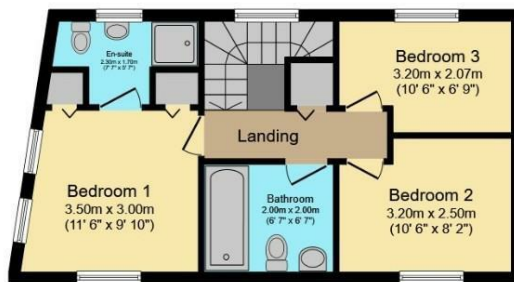
The front of the property boasts elegant kerb appeal with driveway, garage, outside tap and outdoor lighting. To the rear of the property is a stunning, fully enclosed, sun drenched, well landscaped garden, offering an extensive slabbed patio area offering the perfect spot for sitting out and entertaining in the summer months, established plants adding splashes of colour throughout the year and a well manicured lawn.

Floorplan



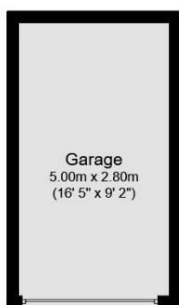
Ground Floor

Floor area 40.6 sq.m. (437 sq.ft.)



First Floor

Floor area 40.7 sq.m. (438 sq.ft.)



Garage

Floor area 14.2 sq.m. (153 sq.ft.)

Total floor area: 95.4 sq.m. (1,027 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

HUNTERS

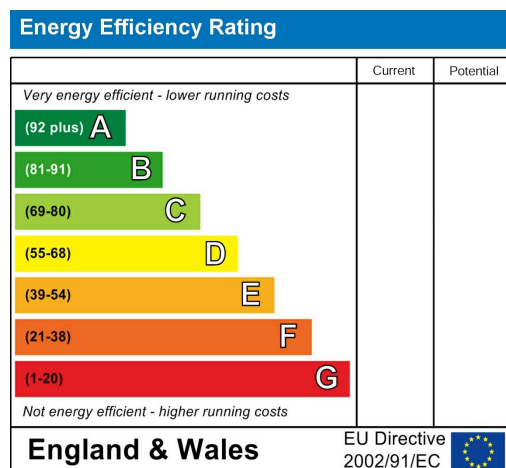


Tel: 0114 257 8999





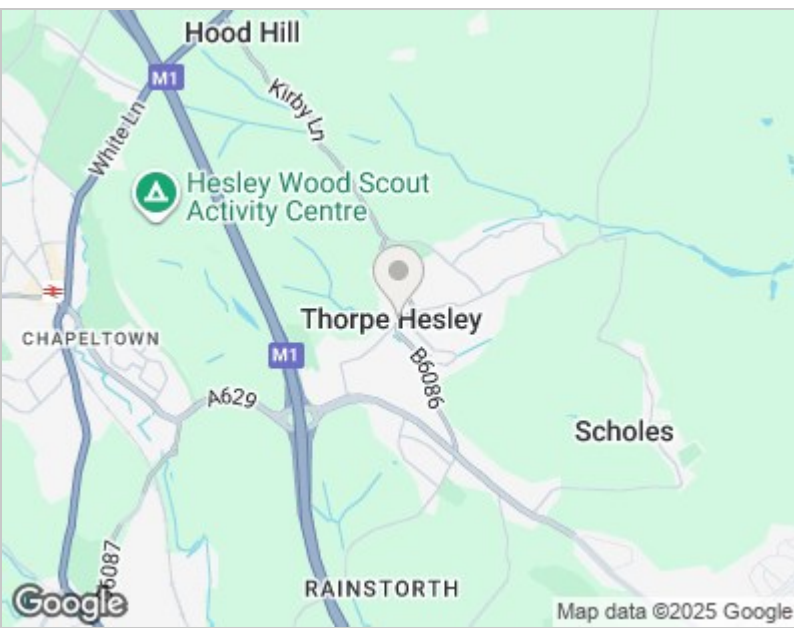
Energy Efficiency Graph



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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