



242 Doncaster Road, Thrybergh



Guide Price £600,000 to £625,000

The Sett is an OUTSTANDING three bedroom detached property, located within an exclusive and highly sought after residential location opposite Rotherham Gold Club, with a field side back drop, and close to Thrybergh Country Park. It stands within beautifully kept mature gardens, in excess of 1/3 acre in size providing the POTENTIAL TO EXTEND subject to planning consent. Current accommodation comprises: Reception Hall with Cloakroom and Downstairs WC, large OPEN PLAN Lounge / Dining Room, Orangery / Garden Room soaking in light from the garden, Study, Kitchen, Utility Room, Landing with dogleg staircase and feature mid level window, three spacious Bedrooms and a family bathroom with shower cubicle. Externally it has a lengthy private driveway to a Double Garage, with additional garage like potting shed and extensive manicured mature gardens with a wow factor. VIEWING STRONGLY ADVISED - Strictly by Appointment Only.



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## ACCOMMODATION

- Beautifully Appointed Three Bedroom Detached Family Home
- Large 1/3 acre plus plot offering POTENTIAL TO EXTEND
- Exclusive and Highly Desirable Location opposite Rotherham Golf Club
- Large Open Plan Living Areas, Fabulous Rear Orangery / Garden Room
- Sweeping Driveway to Double Garage and Garage Like Potting Shed
- Impressive Manicured Landscaped Mature Gardens with views towards Thrybergh Country Park
- Tenure: FREEHOLD, Council Tax Band: E, EPC Rating: To Follow



TOTAL FLOOR AREA: 2121 sq ft (197.9 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given. Measurements are to the internal face of walls unless otherwise stated.  
 Made with Metronom iCAD2



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