



Park Lane, Thrybergh Rotherham S65 4BT

Guide Price £180,000 to £190,000



- Beautifully Presented Semi-Detached Home
- High Specification Kitchen with Quartz Worksurfaces & Underfloor Heating
- Rear Pergola, Paved Patio & Lawn Garden
- Walking Distance to Shops, Schools & Bus Routes
- Open Plan Lounge Diner with French Doors
- Three Bedrooms, Four Piece Suite Bathroom with Jacuzzi Bath
- Gated, Paved Driveway - Rear Detached Garage
- FREEHOLD / Council Tax Band A

This attractive three bedroom semi detached is located within a popular residential area with Shops, Schools and public transport all on the doorstep making this an ideal family purchase.

In brief the property comprises: Entrance Hall, Open Plan Lounge and Dining Room with French Doors, Bespoke High Specification Kitchen, First Floor Landing, Two Large Double Bedrooms, Four Piece Suite Bathroom and a Single Bedroom Three. Outside is ample off road parking for several cars, Detached Garage and a well presented garden/patio area.

Available with No Onward Chain. Viewing Strongly Advised.

Entrance Hall

Enter the property via a front facing double glazed door into the Hallway.

Lounge/Diner 25' 2" x 12' 3" (7.66m x 3.73m)

Double aspect reception room, with a front facing double glazed bay window and french doors opening out to the rear garden.

Kitchen 14' 5" x 8' 6" (4.39m x 2.59m)

Bespoke kitchen fitted to a high standard with a range of wall and base units with complementary quartz worksurfaces over. Inset one and a half bowl composite sink with drainer and stainless steel mixer tap, space for freestanding appliances, double glazed window to rear, double glazed window to side, tiled flooring with underfloor heating, half height tiling.



First Floor Landing

Bedroom One 14' 6" x 10' 8" (4.42m x 3.25m)

Much larger than average master bedroom, rear facing with wardrobes that are included with the sale.

Bedroom Two 12' 2" x 10' 3" (3.71m x 3.12m)

Front facing double bedroom.

Bedroom Three 6' 5" x 5' 7" (1.95m x 1.70m)

Front facing single bedroom.

Bathroom 11' 0" x 7' 0" (3.35m x 2.13m)

Appointed with a four piece suite comprising corner Jacuzzi bath, wash basin upon a vanity unit, shower enclosure and WC, opaque double glazed window to rear, fully tiled.

Exterior

A block paved gated driveway provides ample off road parking for several cars, with a separate shared drive area to the Detached Garage.

The rear garden is mainly laid to lawn, with a paved patio and a lean to pergola erected to the house from the french doors.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their quality or efficiency can be given.
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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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