



125A Laughton Road

Thurcroft, Rotherham



**Blenheim**  
Park Estates





A Wonderfully Modern Four  
Bedroomed Detached Bungalow







125A Laughton Road

## Welcome to 125A Laughton Road

An opportunity has arisen to acquire a newly-built four bedroomed detached bungalow that is finished to a superb specification. Thoughtfully designed and configured across one floor, this wonderful home presents bright, modern living spaces which are currently a blank canvas, allowing the new owner to tailor the decor to their unique taste.

Offering a warm welcome is the entrance hall, where straight-ahead glass-paned double doors lead to the open plan living kitchen. Providing the main hub of the home is the living kitchen, which contains a lounge area and a well-appointed dining kitchen featuring Lamona integrated appliances, oak work surfaces and a Silestone central island. Seamlessly connecting the interior to the rear garden are two sets of bi-folding doors, allowing lots of natural light and flexibility for utilising the outdoor space.

A generous master bedroom adjoins a dressing room and a luxurious en-suite shower room. In addition to this, there are three further bedrooms, all of which are of a good size. The accommodation also benefits from an under floor heating system throughout, a detached double garage and a large sweeping driveway with provision for parking multiple vehicles.

At the rear of the property, there is a private pathway and a gate leading to the Old Mineral Line trail, where woodland walks and cycles can be enjoyed. The property is located a short distance away from Dinnington, which has a range of local amenities including shops, restaurants, bars, public houses, and public parks. Thurcroft also has shops and open spaces for families to enjoy the fresh air. Due to its location, there are good links to the M1 and M18 motorway networks, and a journey to the centre of Sheffield and Rotherham is a convenient drive away.

**The property briefly comprises on the ground floor:** Entrance hall, living kitchen, master bedroom, master dressing room, master en-suite, bedroom 2, bedroom 3, bedroom 4 and family bathroom.

### Ground Floor

A UPVC entrance door with a double glazed obscured panel and matching side panels open the:

### Entrance Hall

A welcoming entrance hall with recessed lighting and timber effect flooring with under floor heating. Double oak doors with glazed panels open to the living kitchen. Oak doors open to the master bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom. Double oak doors also open to the plant room.

### Living Kitchen

29'4 x 16'2 (8.95m x 4.92m)

### Living Area

A spacious area with pendant light points, a data point and timber effect flooring with under floor heating. Aluminium bi-fold doors with double glazed panels open to the rear of the property.

### Dining Kitchen

A well-appointed dining kitchen with recessed lighting and timber effect flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching oak work surfaces and an inset 1.5 bowl stainless steel sink

with a chrome mixer tap. Also having a central island that provides additional storage and incorporates a Silestone work surface that extends to accommodate three chairs. The appliances are by Lamona include a five-ring induction hob with a extractor hood above, fan assisted oven, microwave oven/grill, dishwasher and a washing machine. There is space/provision for an American fridge/freezer.

### Master Bedroom

14'4 x 12'7 (4.37m x 3.84m)

A generously-sized master bedroom with a front facing UPVC double glazed window, pendant light point, data point and under floor heating. Oak doors open to the master dressing room and master en-suite.

### Master Dressing Room

9'3 x 8'0 (2.82m x 2.43m)

Having recessed lighting and under floor heating. Access can be gained to a loft space.

### Master En-Suite

A modern suite with a side facing UPVC double obscured window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with brushed gold mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.





Living Kitchen  
29'4 x 16'2 (8.95m x 4.92m)



A Bright Open Plan  
Living Kitchen...





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A spacious area with pendant light points, a data point and timber effect flooring with under floor heating. Aluminium bi-fold doors with double glazed panels open to the rear of the property.







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Well-Appointed with Lamona  
Integrated Appliances







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## Newly-Built and Finished to a Superb Specification With Under Floor Heating Throughout

### Bedroom 2

16'2 x 10'8 (4.92m x 3.24m)

A double bedroom with a rear facing UPVC double glazed window, pendant light points, data point and under floor heating.

### Bedroom 3

16'10 x 10'8 (5.12m x 3.42m)

Having a front facing UPVC double glazed window, pendant light points, data point and under floor heating.

### Bedroom 4

16'10 x 8'10 (5.12m x 2.71m)

Featuring a front facing UPVC double glazed window, pendant light points, telephone point, data points and under floor heating.

### Family Bathroom

Including a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a brushed gold mixer tap and storage beneath. Also having a panelled bath with a brushed gold mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.

### Plant Room

Equipped with recessed lighting, timber effect flooring and under

floor heating. Also housing the Ideal boiler and under floor heating valves.

### Exterior and Gardens

From Laughton Road, a sweeping gravelled driveway, flanked by raised areas that will be lawned and are bordered by low brick walling, leads to the detached double garage.

The driveway continues and provides further parking for several vehicles. A flagged path leads to the front of the property. On either side of the path, a step rises to two raised areas that are bordered by low brick walling and will be lawned.

To the front of the property, a flagged path with exterior lighting gives access to the main entrance door. The path continues to the left side of the property with exterior lighting and leads to the rear. Access can also be gained to the right side of the property where there is a water tap and leading to the rear.

To the rear of the property, there is a flagged seating terrace with exterior lighting, an external power point and a water tap. Access can be gained to the living kitchen. There is also a large area which will be lawned. The garden is enclosed by timber fencing. A gravelled path leads away from the property to a timber pedestrian gate that opens to the Old Mineral Line trail.





**Master Bedroom**  
14'4 x 12'7 (4.37m x 3.84m)

A generously-sized master bedroom with a front facing UPVC double glazed window, pendant light point, data point and under floor heating. Oak doors open to the master dressing room and master en-suite.







### Master En-Suite

A modern suite with a side facing UPVC double obscured window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with brushed gold mixer tap and storage beneath. To one wall, there is a walk-in shower enclosure with a fitted rain head shower, an additional hand shower facility and a glazed screen.



### Bedroom 3

16'10 x 10'8 (5.12m x 3.24m)

Having a front facing UPVC double glazed window, pendant light points, data point and under floor heating.



### Bedroom 2

16'2 x 10'8 (4.92m x 3.23m)

A double bedroom with a rear facing UPVC double glazed window, pendant light points, data point and under floor heating.



### Bedroom 4

16'10 x 8'10 (5.12m x 2.71m)

Featuring a front facing UPVC double glazed window, pendant light points, telephone point, data points and under floor heating.

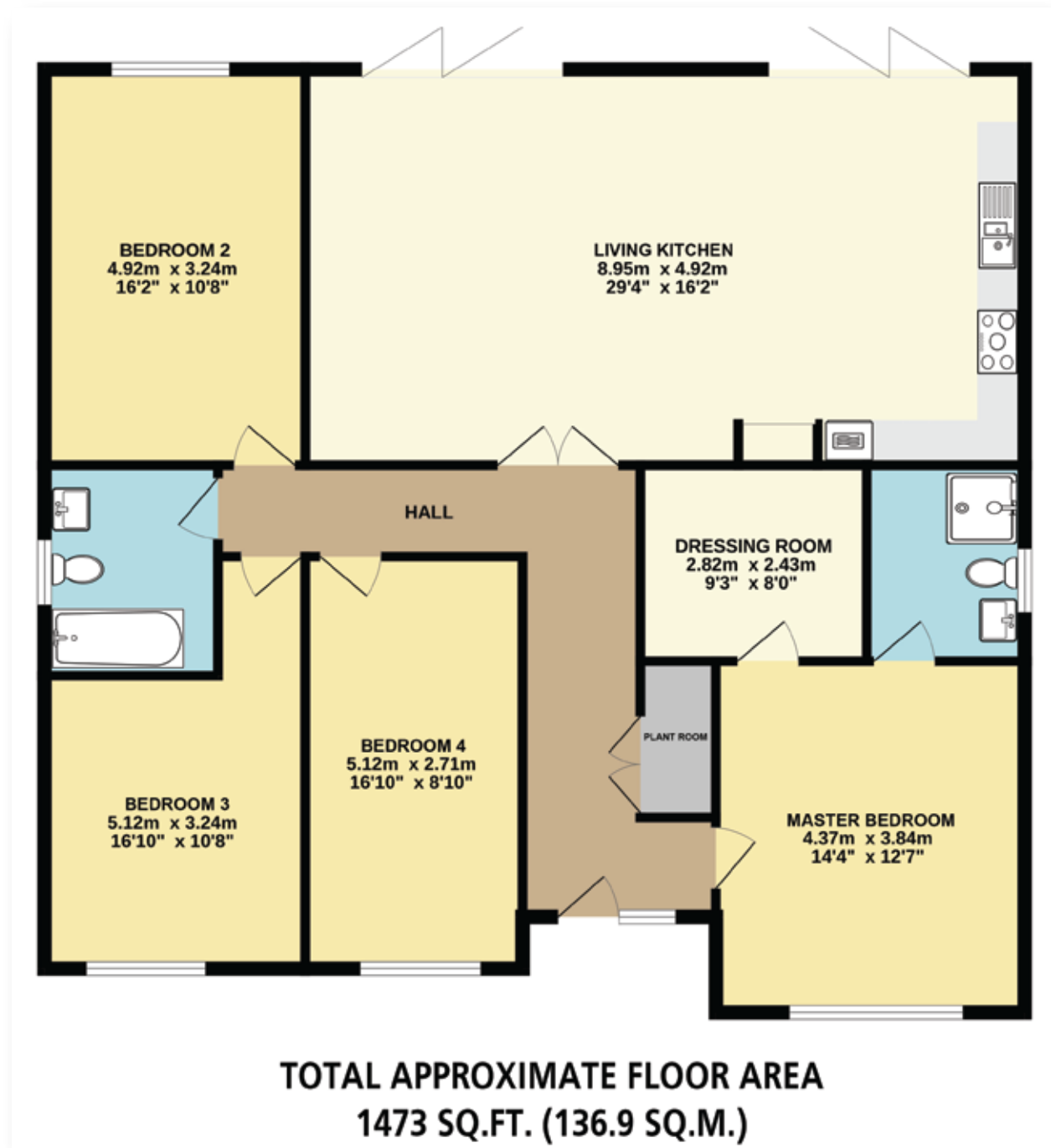
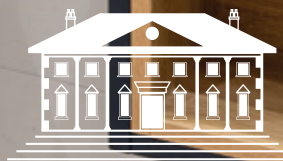






**Family Bathroom**

Including a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls and tiled flooring with under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a brushed gold mixer tap and storage beneath. Also having a panelled bath with a brushed gold mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.



**\*EPC TBC**



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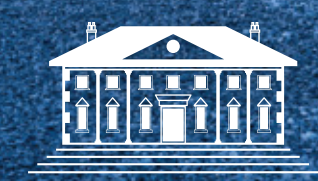


### Exterior and Gardens Continued

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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** Not yet determined.

**Services:** Mains gas, mains electric, mains water, mains drainage. The broadband is fibre and the mobile signal quality is good.

**Shared Access/Rights of Access:** There are no rights of access or shared access.

**Covenants/Easements/Wayleaves:** There are no covenants, easements or wayleaves and the property has a low flood risk.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Thurcroft, Rotherham,  
South Yorkshire S66 9BP

**Offers in the Region of £475,000**