



38 Sheldrake Close, Thorpe Hesley, Rotherham, S61 2UW

**Asking Price £220,000**

Occupying this superb position at the head of the cul de sac is this well appointed two bedroom semi detached bungalow. In the much sought after village of Thorpe Hesley, ideally positioned for access to the open spaces of Wentworth and motorway network an early viewing is thoroughly recommended.

## Merryweathers

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## Entrance Hallway

With a side facing upvc entrance door, central heating radiator and loft access which is boarded and hosts the boiler. There is also a useful cloakroom.

## Kitchen 9'4" x 6'0" (2.85 x 1.83)

Set beneath the front facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and integrated fridge and freezer.

## Lounge / Diner 11'4" x 19'11" (3.47 x 6.08)

With a front facing upvc bay window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame electric fire inset.

## Principal Bedroom 8'2" x 12'0" (2.50 x 3.66)

With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

## Bedroom Two 9'2" x 7'4" (2.81 x 2.26)

Hosting a laminate floor covering, central heating radiator and upvc french doors entering the conservatory.

## Bathroom

Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

## Conservatory 9'6" x 9'9" (2.90 x 2.99)

Built upon a brick base with upvc glazing to include a side facing entrance door and enjoying views over the rear garden.

## Garage

Single detached prefabricated garage, hosting power and lighting.

## External

The property is fronted by a extensive block paved driveway with parking for a number of vehicles. There is also a well maintained lawned garden with well stocked borders. To the rear is a lawned garden with patio area.

## Material Information

Council Tax Band - B  
Tenure - Freehold  
Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

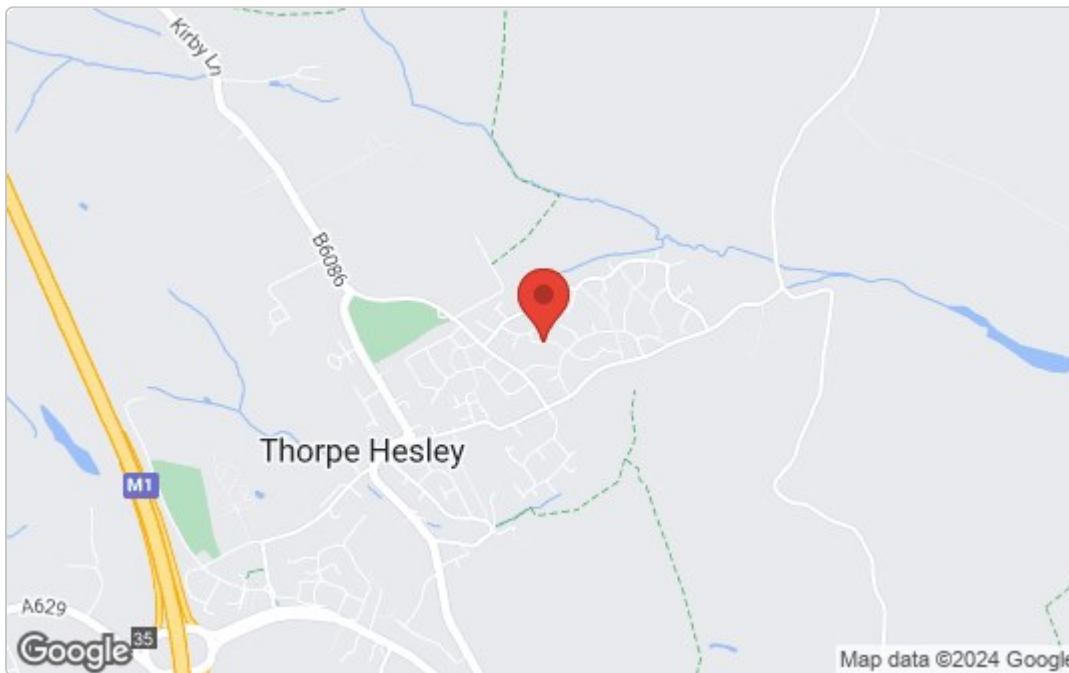
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

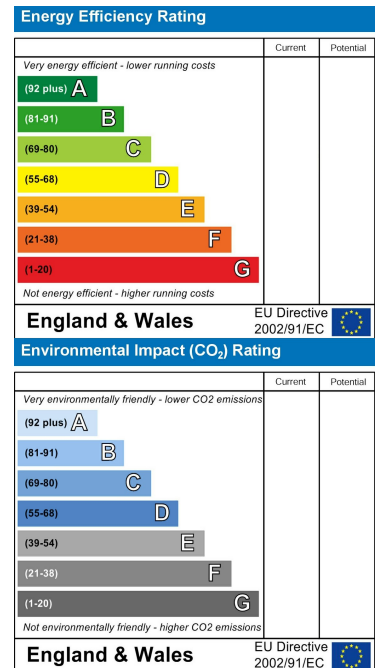
## Floor Plan



## Area Map



## Energy Efficiency Graph



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