



Jades Acre St. Leonards Avenue, Thrybergh, Rotherham, S65 4DH

**Asking Price £495,000**

Offered for sale is this detached five bedroom bungalow situated in Thrybergh, aimed at a variety of buyers. Offering good sized accommodation throughout and situated in this sizeable plot. Set within this private position offering ample parking space its certainly one not to be missed.



### Entrance Hallway



Rear entrance through UPVC door, housing two storage cupboards, radiator, doors leading to: lounge, bathroom and four bedrooms, loft access.

### Lounge 16'2" x 11'9" (4.95 x 3.6)



UPVC window, radiator, coal fire on hearth and fire surround. radiator  
Focal point of the room is a stone chimney breast. with a stone archway leading to dining area.

### Dining room 12'4" x 9'0" (3.76 x 2.76)



Front UPVC window and a radiator

### Kitchen 13'6" x 12'1" (4.13 x 3.70)



Rear entrance UPVC door, wood effect base and wall units, marble effect worktops, side UPVC window. Having a radiator. plumbing for washing machine & gas cooker point.

### Bathroom 8'8" x 8'6" (2.66 x 2.60)



Tiled flooring, partially tiled walls. corner bath, sink, WC, separate shower. double glazed window, heated towel rail.

### Bedroom One 8'5" x 8'2" (2.57 x 2.49)



UPVC window and a radiator

### Bedroom Two 11'0" x 7'1" (3.37 x 2.17)



UPVC window and a radiator



**Bedroom Three 11'0" x 8'7" (3.37 x 2.62)**



UPVC window and a radiator

**Bedroom Four 15'3" x 11'7" (4.66 x 3.54)**



UPVC window, radiator. archway leading to dressing area, patio doors leading to rear garden

**Dressing room 8'2" x 6'1" (2.50 x 1.86)**



UPVC window.

**Separate WC 5'3" x 2'6" (1.61 x 0.78m)**



UPVC window. Tiled floor, partially tiled walls.

**Annex 13'8" x 11'4" (4.19 x 3.46)**



Annex with front, side and rear, UPVC windows. Radiator. Front and side UPVC doors. left access.

**Outside**



Access to the front via gated access to long driveway providing ample parking, Enclosed lawned garden to front and rear. With garden shed.

**Material Information**

Council Tax Band D  
Tenure Freehold  
Property Type Detached bungalow  
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 Two car 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

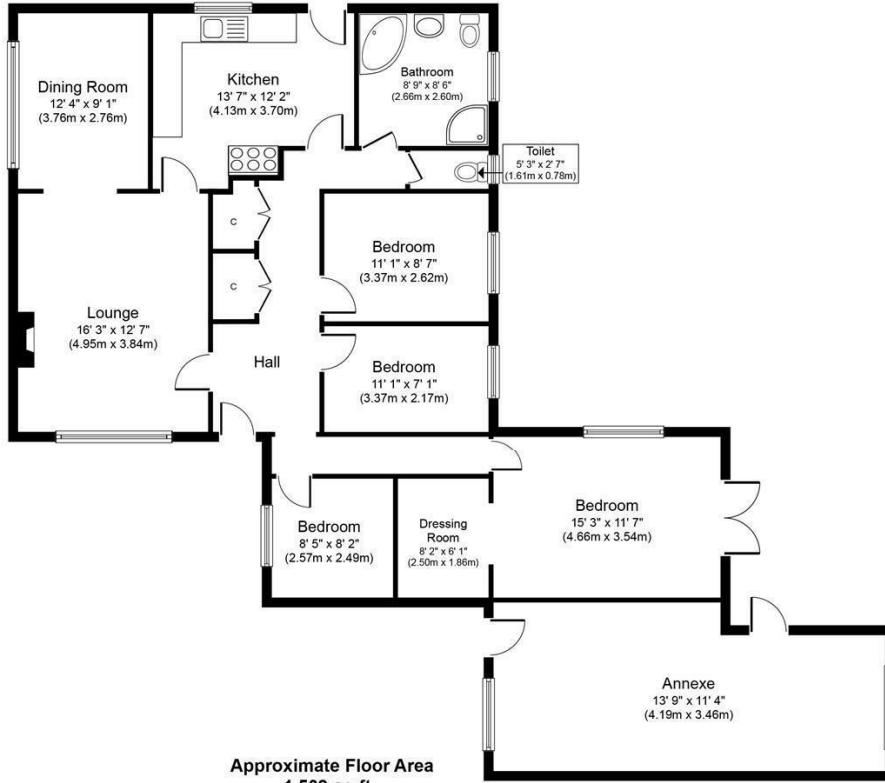
Coal mining area South Yorkshire is a mining area

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 convincing solicitor.

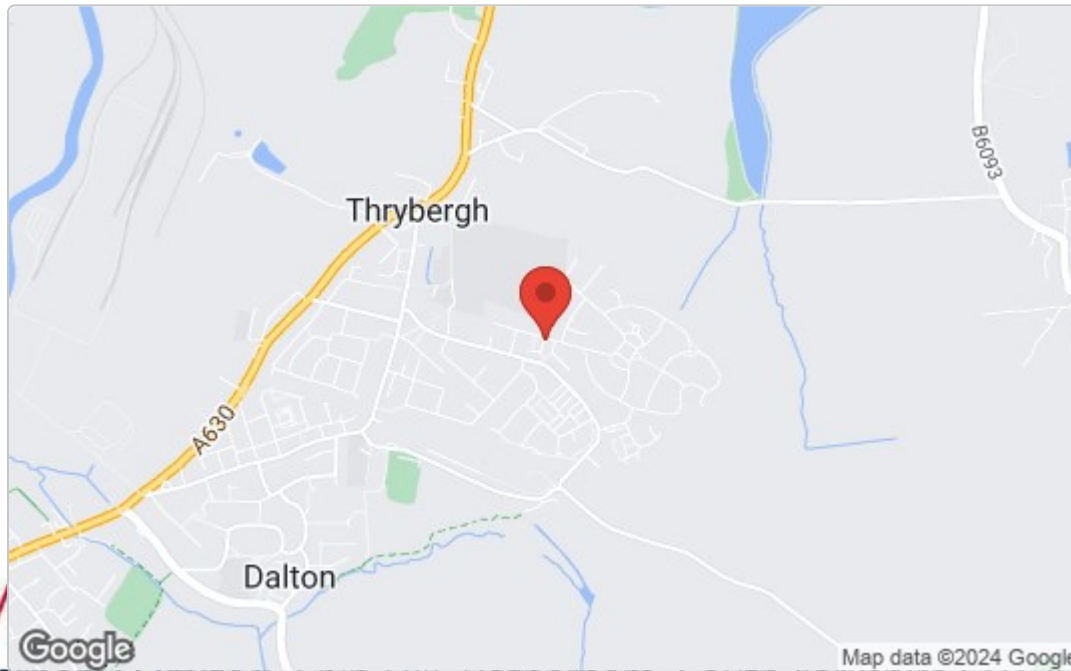
# Floor Plan



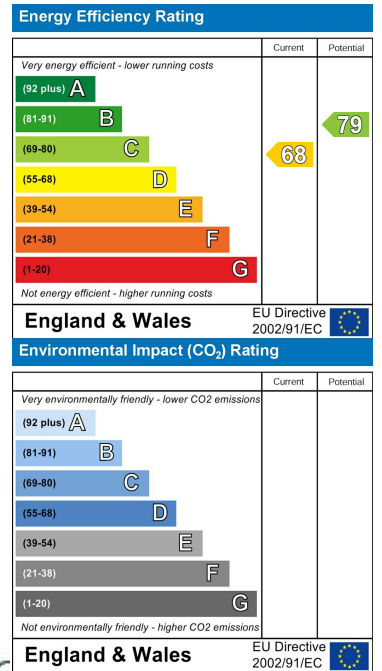
Approximate Floor Area  
**1,509 sq.ft.**  
**(140.2 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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