



BEECROFT  
ESTATES

## 9 Bluebell Way

Thurnscoe, Rotherham, S63 0FS

£190,000



A beautifully presented three-bedroom semi-detached home located in the heart of Thurnscoe, set on a modern new-build estate. The property is impeccably maintained throughout and offers spacious room dimensions.

The accommodation includes three generous bedrooms, with the master benefiting from an en-suite, along with a well-appointed living space. Externally, the property features a rear garden with a composite storage shed, and a partially boarded loft with drop-down ladder, providing useful additional storage.

This impressive home is not to be missed — call today to arrange your viewing.



## GROUND FLOOR

### ENTRANCE HALL

A welcoming entrance hallway featuring radiator and a front-facing entrance door. Stairs lead to the first-floor accommodation, with the added benefit of a useful under-stairs storage cupboard.

### LOUNGE

A bright and inviting living and family space featuring a radiator and UPVC double-glazed French doors leading out to the rear garden.

### DINING KITCHEN

A modern kitchen fitted with a range of wall and base units with coordinating work surfaces, incorporating an inset sink and drainer. The kitchen is equipped with an electric oven, gas hob with cooker hood above, and integrated appliances including a dishwasher, washing machine and fridge/freezer. Additional features include a central heating radiator and a UPVC double-glazed window to the front.

### DOWNSTAIRS WC

Fitted with a WC and wash basin, this space also benefits from a central heating radiator and a UPVC double-glazed window to the front.

## FIRST FLOOR

### LANDING

Access to a partially boarded loft is provided via a pull-down ladder, offering additional storage. The room also features a central heating radiator and a useful storage cupboard.

### MASTER BEDROOM

A spacious and bright bedroom featuring a central heating radiator and a UPVC double-glazed window to the rear. A separate door provides access to the en-suite bathroom.

### EN-SUITE

A stylish bathroom suite, partially tiled, comprising a shower cubicle, WC, and hand wash basin. The room also features a central heating radiator and a UPVC double-glazed window to the side.

### BEDROOM TWO

A rear-facing bedroom featuring a central heating radiator and a UPVC double-glazed window overlooking the garden.

### BEDROOM THREE

A bright and inviting bedroom featuring a central heating radiator and a UPVC double-glazed window to the front.

### HOUSE BATHROOM

A partially tiled bathroom suite comprising a bath, WC, and hand wash basin. The room also benefits from a central heating radiator and a UPVC double-glazed window to the front.

### OUTSIDE

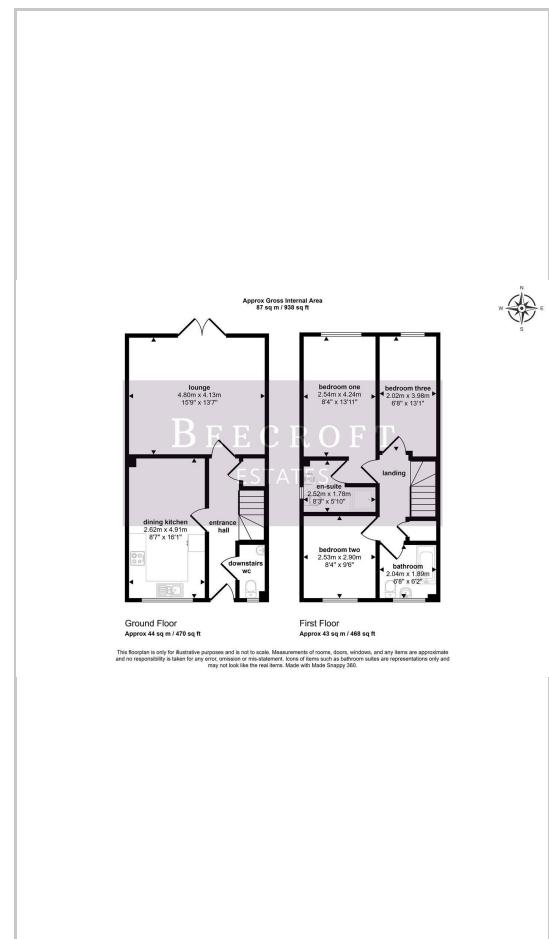
To the front of the property is a generous double driveway, providing ample off-street parking. A side gate offers access to the rear garden.

The rear garden is well-maintained, featuring a lawn, paved patio/seating area, and a pebbled section. Additional benefits include an outside tap, external power supply, and a shed. A lovely outdoor space, perfect for family gatherings and entertaining guests.

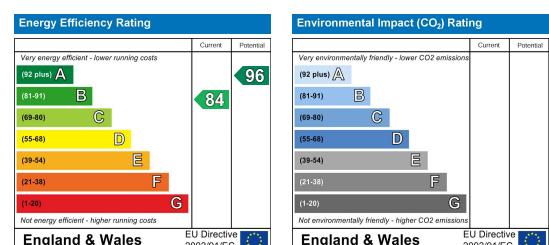
## Area Map



## Floor Plans



## Energy Efficiency Graph



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