



Thorogate, Rawmarsh Rotherham S62 7HN

welcome to

Thorogate, Rawmarsh Rotherham

£325,000 - I GOT MY MIND SET ON YOU! -This BEAUTIFUL 4 bedroom dorma bungalow is offered to market boasting modern/traditional accommodation throughout with delightful gardens, a driveway & garage - THIS MUST BE VIEWED!



Entrance Hall

Having a front facing double glazed door, a radiator & built in storage cupboard & a feature staircase.

Lounge

14' 3" into bay window x 10' 8" (4.34m into bay window x 3.25m)

Having a front facing double glazed window, a radiator & solid oak parquet flooring & skirting boards.

Dining Room

12' 5" x 11' 10" (3.78m x 3.61m)

Having a front facing double glazed bay window, a radiator & a feature solid sandstone fireplace with Valor focal point fire.

Kitchen

13' 3" into bay window x 12' 4" into recess (4.04m into bay window x 3.76m into recess)

Fitted with a selection of wall and base units along with middle island housing the integrated induction hob, oven & microwave & the dishwasher with coordinating solid granite worktops housing two ceramic Belfast sinks. Having a rear facing double glazed bay window, a radiator, spotlights to the ceiling & a built in storage cupboard.

Landing

Benefiting from a built in storage cupboard providing extra storage.

Bedroom One

11' 1" into recess x 16' 2" into recess (3.38m into recess x 4.93m into recess)

Having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Two

10' 9" into recess x 10' 9" (3.28m into recess x 3.28m)

Situated on the ground floor having a rear facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Shower Room

Also situated on the ground floor fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail, an extractor fan & spotlights.

Bedroom Three

12' 4" x 7' 8" (3.76m x 2.34m)

Having a side facing double glazed window, a radiator, fitted wardrobes providing hanging & storage space along with the loft hatch.

Bedroom Four

7' 1" x 5' 1" (2.16m x 1.55m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin & a WC. Having a rear facing double glazed window, a radiator & built in storage cupboard.

Outside

To the front of the property is a lawned garden with a range of plants & shrubbery along with a gated 50 sqm block paved driveway (including rear drive with gate intercom between the front & inside of the property) providing ample off road parking for multiple vehicles.

To the rear is a delightful lawned garden edged with mature plants & shrubs with a patio area & foldaway potting bench. Also benefiting from two under house locked store rooms ideal for storage however, can be converted.

Also benefiting from outside taps & sockets ideally placed for hybrid charging.

Garage / Workshop

16' 7" x 9' 8" (5.05m x 2.95m)

A larger than average single detached garage with an up & over door. power, lighting & alarm system.



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Thorogate, Rawmarsh Rotherham

- Four bedroom dormer bungalow - Carpets & Soffits renewed within the past 2 years
- Situated in a popular location & well placed to schools & Rosehill Park
- 50 sqm of driveway & detached garage providing off road parking
- Delightful front & rear gardens
- Quality house alarm system including CCTV, security & courteous lighting set into zones

Tenure: Freehold EPC Rating: D
Council Tax Band: D



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116730 - 0006

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk