



24 Cottongrass Gardens | Throapham | Rotherham | S25 2DF

Offers Over £325,000

Bell & Co Estates are delighted to present this spacious, modern, four-bedroom detached home, perfectly positioned on this new development in Throapham. This beautifully designed property is move-in ready, offering contemporary living spaces and an inviting atmosphere. In brief the property comprises of a warm and welcoming entrance hallway leading into the home providing access to the internal garage for additional storage. Double doors open into a cosy front facing lounge with bay window flooding the room with natural light. Positioned at the rear of the home is the open-plan kitchen/diner featuring a sleek kitchen with modern units with integrated appliances, perfect for culinary enthusiasts. The dining area is ideal for entertaining or family meals, complete with patio doors that open onto the garden, seamlessly blending indoor and outdoor living. There is also a utility space a great addition with rear door access and a convenient WC, a practical addition for guests and everyday living. To the first floor the master bedroom is a generous space with fitted wardrobes, dressing area and a stylish ensuite shower room. The remaining three bedrooms all of which are doubles are perfect for the rest of the family or guests. The family bathroom features a walk-in shower, separate bath, WC, and sink, designed with a modern touch and completes the upstairs rooms. To the front of the property the front garden, mainly laid to lawn adds to the property's curb appeal, with driveway which provides convenient off-road parking and leads to the garage. To the rear, a private, enclosed space with a grassed area and patio, perfect for entertaining, relaxing, or children's play. Nestled in a quiet and exclusive setting with stunning field views, this property is within close proximity to local amenities, schools, and excellent transport links. Viewing is essential to truly appreciate the stylish design, modern features, and peaceful location this home offers.



GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.3 sq.m.) APPROX.
Whilst every attempt has been made to ensure the accuracy of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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24 Cottongrass Gardens
Dinnington
ROtherham
S25 2DF

Energy rating

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Valid until
5 October 2033

Certificate number
5090-5868-0632-7301-3073

Property type
Detached house

Total floor area
115 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements