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9 Hawthorne Drive, Bolton-Upon-Dearne, Rotherham, S63
8NS

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£250,000

Welcome to this stunning modern townhouse located on Hawthorne Drive in the charming area of Bolton-Upon-Dearne, Rotherham. This delightful four-bedroom property is perfect for families seeking a contemporary living space with a touch of elegance.

As you step inside, you will be greeted by a beautifully designed and spacious kitchen, which serves as the heart of the home. The kitchen features bi-fold doors that open seamlessly to the rear garden, creating a wonderful indoor-outdoor flow that is ideal for entertaining or enjoying family gatherings. The natural light that floods this area enhances the modern feel throughout the property.

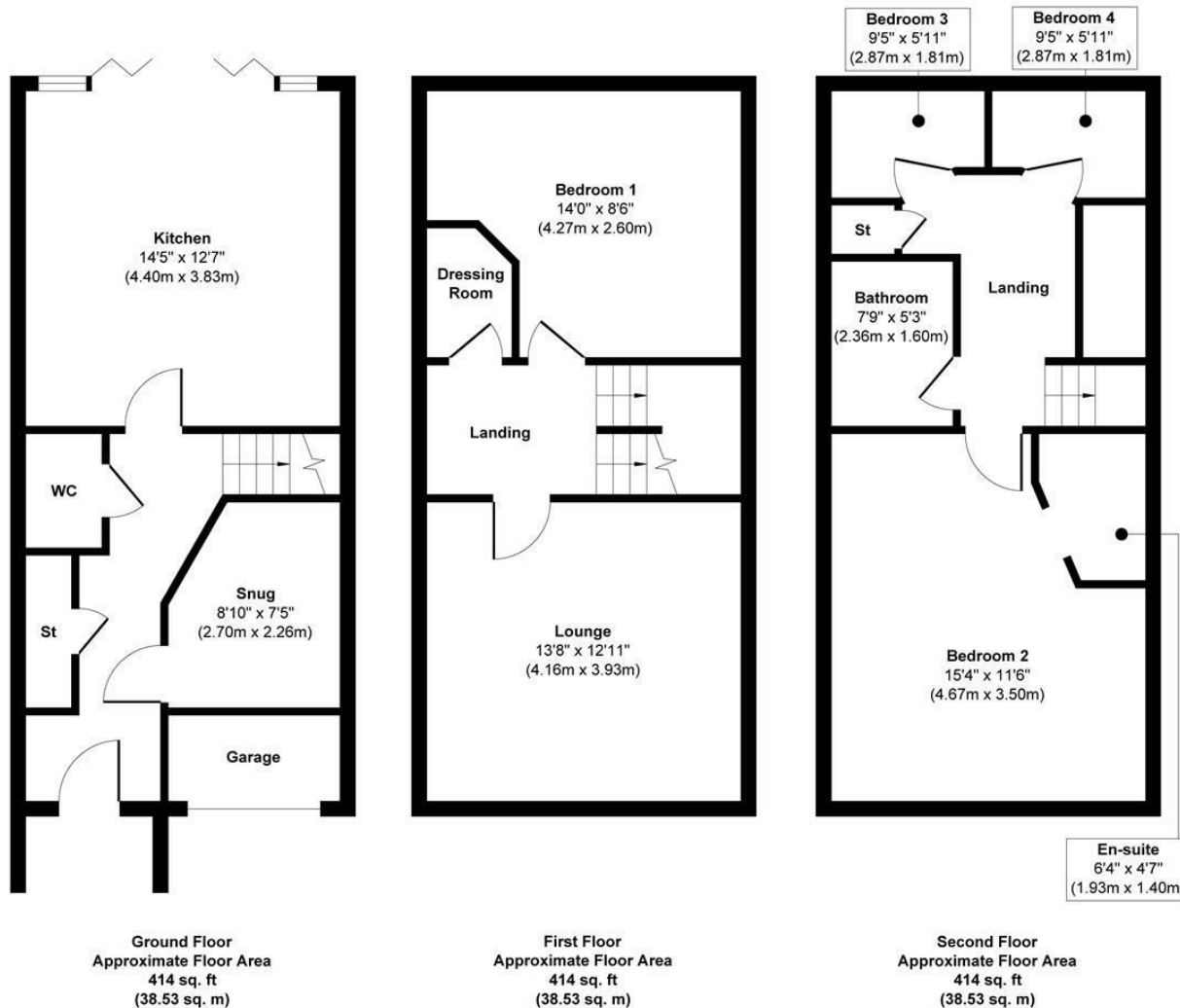
The master bedroom is a true retreat, complete with a dressing room that offers ample storage and a touch of luxury. Each of the additional bedrooms is generously sized, with a sleek finish providing comfortable spaces for family members or guests.

This townhouse is not only aesthetically pleasing but also practical, with dedicated parking available and situated in a great location that offers easy access to local amenities and transport links. Whether you are looking for a peaceful family home or a stylish space to entertain, this property is sure to meet your needs.

In summary, this modern four-bedroom townhouse on Hawthorne Drive is a perfect blend of style, comfort, and convenience, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this beautiful house your new home.

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9 Hawthorne Drive



Approx. Gross Internal Floor Area 1242 sq. ft / 115.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

Snug
8'10" x 7'4"

W/C

Kitchen
14'5" x 12'6"

Lounge
13'6" x 12'10"

Bedroom 1
14'0" x 8'6"
Master bedroom with a dressing room.

Dressing room

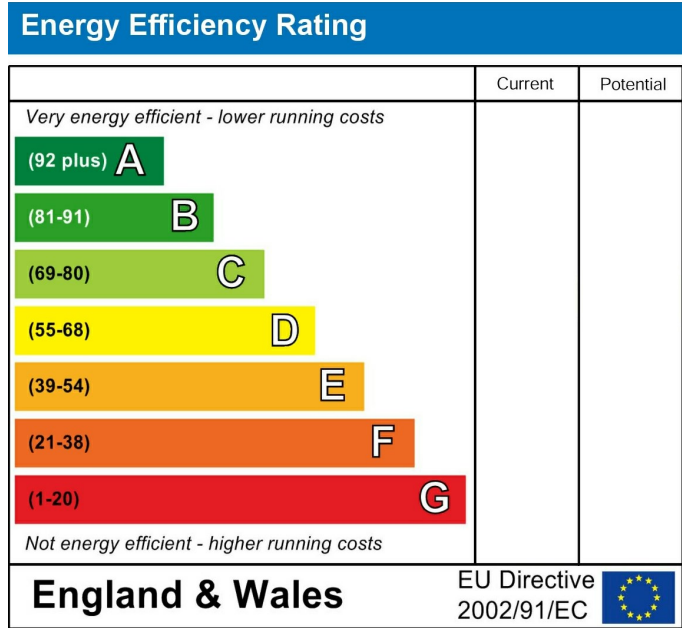
Bedroom 2
15'3" x 11'5"
Bedroom with an en suite.

En suite

Bedroom 3
9'4" x 5'10"

Bedroom 4
9'4" x 5'11"

Family bathroom
7'8" x 5'2"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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