

**FOR SALE**



**Knavesmire Avenue, Laughton Common**  
**Guide Price £185,000**

  
**MARTIN & CO**



## Knavesmire Avenue, Laughton Common

3 Bedrooms, 2 Bathroom

**Guide Price £185,000**

- Mid townhouse
- Three double bedrooms
- En suite
- Garage
- Downstairs W.C.

GUIDE PRICE £185,000 - £195,000. Knavesmire Avenue sits within a popular modern development in Dinnington, an area that continues to attract buyers looking for practical living space with everyday amenities close at hand. The accommodation is arranged across three floors, offering flexibility and a layout that suits a range of lifestyles. With three double bedrooms, a private rear garden, and the added benefit of a garage and driveway, the property provides well balanced space both inside and out. The property stands behind a forecourt style front garden which gives a neat approach to the entrance. Just off the front of the property there is also a useful external store room which includes plumbing for a washing machine, keeping laundry separate from the main living accommodation.

Inside, the ground floor begins with an entrance hall with stairs to the first floor landing. Cloakroom which has a white two piece suite. The kitchen is fitted with a range of high gloss cream wall and base units which create a clean and modern look. Integrated appliances include an oven, hob with extractor above, fridge freezer and dishwasher, offering a practical cooking space with plenty of storage. Work surfaces run along both three sides of the room, leaving space for everyday meal preparation while keeping the layout straightforward and functional.



Moving further into the property, the lounge and dining area stretches across the rear, forming the main living space. The room is well proportioned and allows for both seating and dining furniture. A rear facing bay with French doors opens out to the garden, bringing in good natural light and providing direct access outside. A built in store cupboard adds useful hidden storage. The first floor landing leads to two well sized double bedrooms. Both rooms offer flexibility and could easily serve as guest accommodation, a home office, or additional family bedrooms depending on requirements. Completing this level is the family bathroom, fitted with a white three piece suite comprising bath, wash basin and WC. A staircase continues up to the second floor where the main bedroom occupies the entire top level. This is a particularly generous space with a clearly defined dressing area which adds a practical element to the layout. The room also benefits from an en suite shower room fitted with a white three piece suite including shower, wash basin and WC. The arrangement of this floor provides a degree of separation from the rest of

the accommodation.

Outside the rear garden is enclosed and designed for straightforward maintenance. A patio seating area sits closest to the house, creating space for outdoor dining or seating. Beyond this is a lawned section alongside a pebbled area which adds variety to the outdoor space. At the far end of the garden is access to the single garage and driveway, providing off road parking. Dinnington itself offers a good selection of everyday amenities within easy reach. Supermarkets including Tesco and Lidl are located within the town centre, along with a variety of local shops, cafes and services. For families, the area is served by several well regarded schools including Dinnington High School, St Joseph's Primary School and Laughton All Saints' CE Primary School.

For those commuting or travelling further afield, the location offers convenient access to major road links. The M1 motorway can be reached within a short drive via junction 31, making Sheffield, Rotherham and Worksop easily accessible. Public transport links are also available through regular bus services connecting



Dinnington with surrounding towns and Sheffield city centre. Kiveton Park and Kiveton Bridge railway stations are also within a short drive, providing rail connections towards Sheffield and Lincoln. The combination of three floor living, three double bedrooms, a garage and driveway, and convenient access to local amenities makes this a property that will appeal to a wide range of buyers. Viewing is recommended to appreciate the space and layout available.

**ENTRANCE HALL** With downlights to the ceiling, a staircase rises to the first floor landing, access to the kitchen, lounge and cloakroom.

**CLOAKROOM** Having a white two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back and tiled floor.

**KITCHEN** With downlights to the ceiling and fitted with

a range of wall and base units in high gloss cream, wall units include extractor hood and underlighting. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, oven, integrated microwave, integrated dishwasher, integrated fridge freezer, kick board lighting and front facing window.

**LOUNGE / DINING ROOM** A generous size reception room which comfortably houses a corner sofa, dining table and room for other furniture, under stairs cupboard and rear facing bay window incorporating French doors to the garden.

**FIRST FLOOR LANDING** With a spindled staircase rising to the second floor landing and spindled balustrade.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A double size room with two front facing windows.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled walls, extractor fan and downlights to the ceiling.

**SECOND FLOOR LANDING**

**MASTER BEDROOM** A generous double size room with loft access, eaves storage and front facing window. Dressing area has room for wardrobes and dressing table.

**EN SUITE** Having a white three piece suite which comprises of a low flush w.c., wash hand basin, shower cubicle, tiled walls, downlights to the ceiling, extractor fan and roof style window.

**OUTSIDE** To the front of the property is a lawn with covered porch with storage cupboard which has

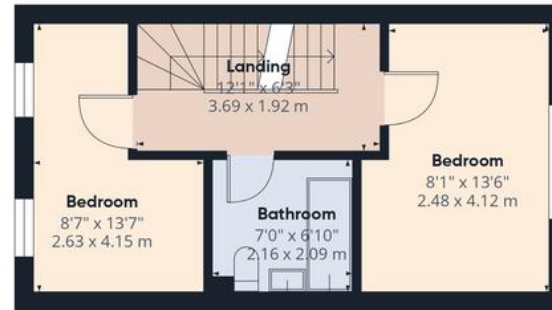


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

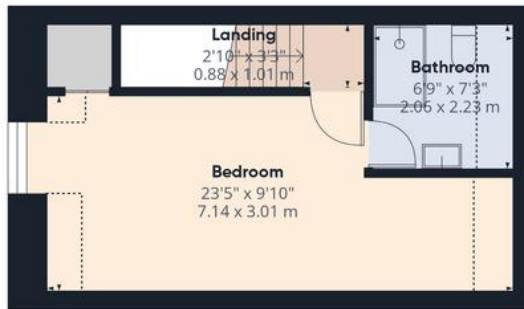




Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 944 ft<sup>2</sup>  
 87.6 m<sup>2</sup>  
 Reduced headroom  
 34 ft<sup>2</sup>  
 3.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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