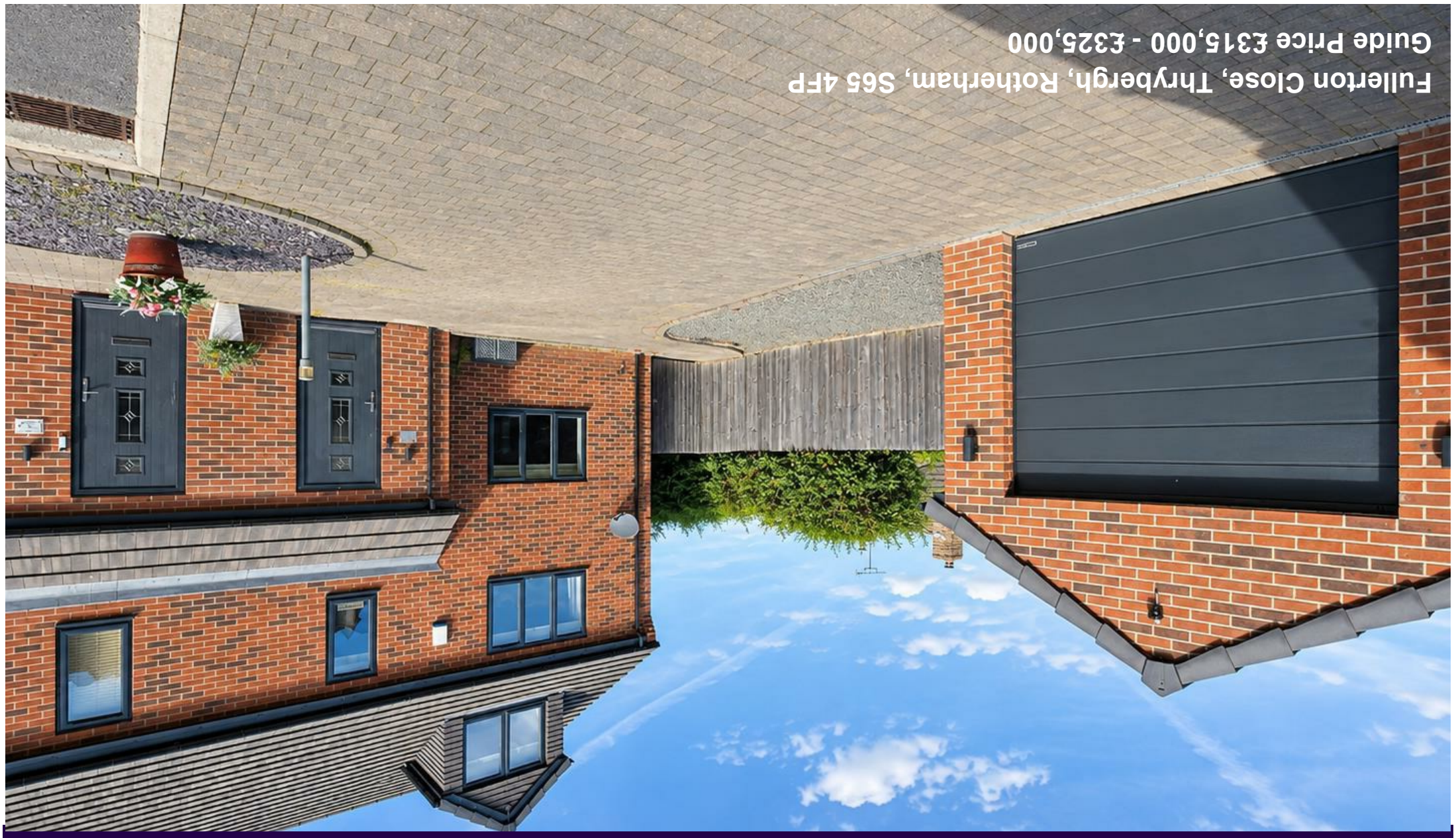


**Fullerton Close, Thrybergh, Rotherham, S65 4FP**
**Guide Price £315,000 - £325,000**

horton knights of doncaster

sales lettings and service

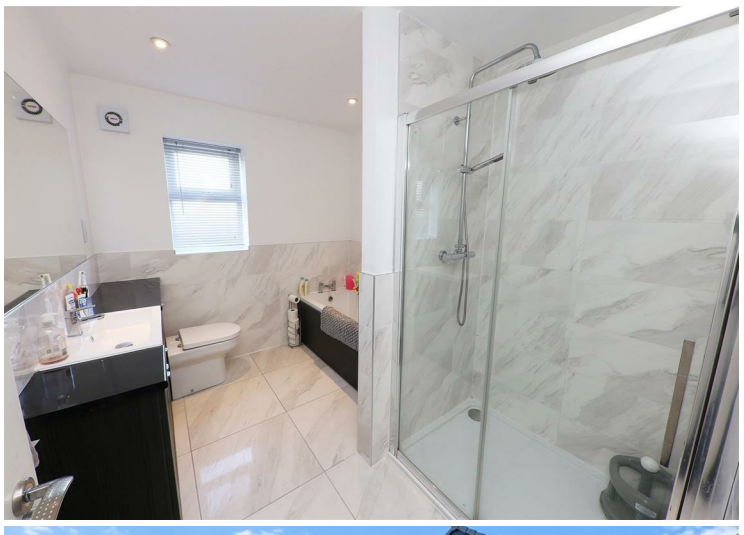


















****** GUIDE PRICE: £315,000 - £325,000 ******

**LARGE CONTEMPORARY STYLED 4 BEDROOM SEMI / EXCLUSIVE LITTLE CUL-DE-SAC / SPACIOUS LIVING OVER 3 FLOORS / END PLOT WITH LARGER GARDENS, PARKING & DETACHED GARAGE / VERY LARGE OPEN PLAN LIVING DINING KITCHEN / BI-FOLDS ONTO A PRIVATE GARDEN / HUGE TOP FLOOR MASTER SUITE / VIEWING A MUST //**

Located on this small exclusive cul-de-sac, a very large contemporary styled 4 bedroom semi detached house. The very spacious accommodation is laid out over 3 floors, benefits from gas central heating, pvc double glazing and briefly comprises: A long entrance hall, a separate front facing lounge and a very large open plan living dining kitchen with integrated appliances and bi-folds into the rear garden. On the first floor there are 3 large bedrooms and a well appointed 4 piece bathroom which includes a separate shower enclosure. On the top floor there is a huge principle bedroom suite and shower room approx. 24'0" x 16'0" overall. Outside the property enjoys one of the larger end plots with ample parking, a detached brick garage with an electric door, and a private enclosed rear garden. Popular residential location with good access to amenities, including local shops schools and access to the motorway networks.

**ACCOMMODATION**
A composite type double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**
All nicely finished with a modern timber effect tiled floor covering, a staircase to the first floor accommodation, inset spotlighting to the ceiling, a deep built-in under-stairs storage cupboard
and a door to the ground floor WC.

**GROUND FLOOR W.C.**
Fitted with a modern two-piece white suite that comprises of a low flush WC, a corner washbasin set into a vanity cabinet, tiling to the half wall height with a coordinating floor tile, extractor fan, ceiling light and the central heating radiator.

**LOUNGE**
**17'3 x 12'4 (5.26m x 3.76m)**
An attractive and good sized front facing reception room. It has a PVC double glazed window with an outlook to the front, a double panel central heating radiator and a central ceiling light.

To the far end of the hall a door gives access into a beautiful, large open plan living dining kitchen.

**OPEN PLAN LIVING/ DINING/ KITCHEN**
**23'2 x 19'4 (7.06m x 5.89m)**
This is probably better demonstrated by the photographs and floor plan. The kitchen is fitted with a range of modern high and low level units finished with a handle-less style door with a contrasting work surface over which incorporates a one and a half bowl composite sink with mixer tap.. Integrated appliances include a five ring induction hob with matching glass splash back and an extractor hood above. There is a double integrated eye level oven, microwave, two integrated fridges and freezer, dishwasher and an integrated washing machine. It is all smartly finished with a continuation of the wood effect tiled flooring which carries throughout the room. To the far end are aluminium bi-fold doors which open out onto a private rear garden, all finished with inset spotlighting to the ceiling, two central heating radiators and further feature pendant light.

**FIRST FLOOR LANDING**
From here stairs continue up to the top floor, there is inset spotlighting to the ceiling, a PVC double glazed window, a tall, deep built in storage cupboard and doors to the bedrooms and bathroom.

**BEDROOM 2**
**12'8 x 12'2 (3.86m x 3.71m)**
A lovely well proportioned double bedroom, it has a PVC double glazed window to the front, ceiling pendant light and central heating radiator.

**BEDROOM 3**
**11'8 x 9'10 (3.56m x 3.00m)**
A comfortable sized third double room. It has a PVC double glazed window to the rear, a central heating radiator and a central ceiling light.

**BEDROOM 4**
**12'0 x 9'2 overall (3.66m x 2.79m overall)**
Presently displayed and used as a dressing room, although the dimensions make it large enough to be a double bedroom. It has a PVC double glazed window, central heating radiator and central ceiling light.

**HOUSE BATHROOM**
It is fitted with a four piece white suite that comprises of a panelled bath, a separate shower enclosure with mains plumb thermostatic shower, including a rainfall shower head, a wash hand basin and a low flush WC inset to bathroom furniture. Th room is all smartly finished with modern tiles, including a coordinating floor tile, a PVC double glazed window, extractor fan, inset spotlighting to the ceiling, wall mirror, fused shaver point and a towel rail/radiator.

**SECOND FLOOR LANDING**
There is a ceiling light, smoke alarm and door into the master bedroom suite.

**PRINCIPLE BEDROOM SUITE**
**24'0 max x 15'10 (7.32m max x 4.83m)**
This is a very large double bedroom which has two PVC double glazed windows to the front and rear elevations, with the rear giving a panoramic view towards countryside in the distance. There are two deep eaves storage cupboards, two central heating radiators, inset spotlighting to the ceiling and a door to the en-suite shower room.

**EN-SUITE SHOWER ROOM**
Fitted with a corner shower enclosure with mains plumbed thermostatic shower, a wash basin and low flush WC inset to bathroom furniture. There is tiling to the shower and half walls and coordinating floor
tiles with a towel rail/ radiator, double glazed Velux window, inset spotlighting and an extractor fan.

**OUTSIDE**
The property stands on an end plot position, giving it one of the larger gardens. To the front, there is a wide block paved parking area with additional space to the side of the garage, certainly creating parking for three or more cars. The garage itself is detached, finished in brick with an electric roller door, power and light laid on, including courtesy lighting. To the side of the property, there's a further garden area with gated access which leads into the rear garden, which can also be accessed directly from the bi-fold doors.

**REAR GARDEN**
The rear garden itself has a more private feel with trees and shrubbery in the background. There is concrete post and timber fencing to the perimeters, paved patio and sitting area all set around a square lawn.

**AGENTS NOTES:**
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Fitted in 2020.

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

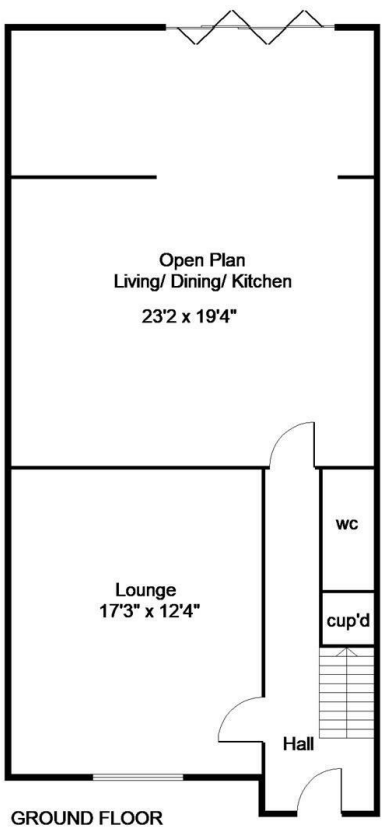
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

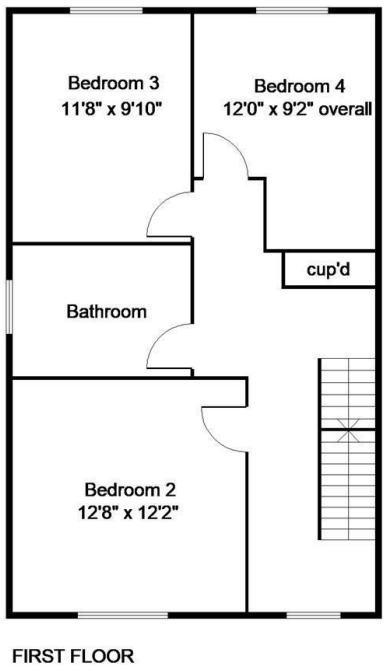
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

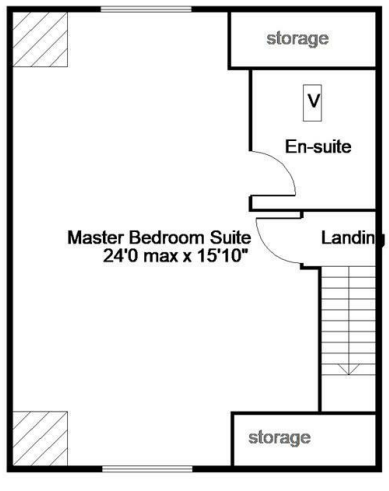
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



GROUND FLOOR



FIRST FLOOR



V = Velux Window

TOP FLOOR

