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Louden Road

Scholes, S61 2SU

Asking Price £245,000

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- 3 BED SEMI DETACHED
- SPACIOUS LAYOUT
- OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- COUNCIL TAX B
- AMAZING COUNTRY VIEWS
- MODERN FIXTURES AND FITTINGS
- BEAUTIFULLY PRESENTED
- CLOSE TO AMENITIES

Tel: 0114 257 8999

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Asking Price £245,000







Nestled on Louden Road in the charming village of Scholes, Rotherham, this delightful three-bedroom semi detached house presents an exceptional opportunity for first-time buyers seeking a modern and stylish home. The property boasts a serene setting with breathtaking views that extend across the picturesque landscape towards Wentworth, creating a tranquil atmosphere that is truly rare.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed living room and a bright dining area, perfect for entertaining guests or enjoying family meals. The contemporary kitchen is designed for both functionality and style, offering a lovely view from the window that overlooks the raised decked patio and fully enclosed rear garden. This outdoor space is ideal for relaxation or hosting gatherings, providing a seamless connection between indoor and outdoor living.

The accommodation further comprises a master bedroom, two additional bedrooms, and a well-equipped bathroom. A unique feature of this property is the multi-purpose garden room, which serves as a peaceful home office and provides ample storage, catering to the needs of modern living.

The location enhances the appeal of this home, with local schools and amenities conveniently nearby, ensuring that daily life is both easy and enjoyable. Additionally, the M1 motorway is within easy reach, making commuting straightforward for those who travel for work.

With its stylish interior, flexible living spaces, and stunning views, this property is sure to attract both first-time buyers and growing families. An early viewing is highly recommended to fully appreciate the charm and potential this home has to offer.

ENTRANCE HALLWAY
Entry is through a glazed composite door, with a frosted uPVC window. Stairs rise to the first floor, and doors open into the living dining room. A radiator completes the space.

KITCHEN
11'2 x 7'10 (3.40m x 2.39m)
A stylish, contemporary kitchen with wall and base units in soft duck egg blue that pair beautifully with the wood effect laminate worktops, matching splashback and shelving. A four ring gas hob sits below a black extractor, with undercounter spotlights illuminating the surfaces. The black composite one and a half bowl sink comes with a mixer tap and is positioned beneath a uPVC window, which enjoys stunning views over to Wentworth. Appliances are well provided for, with an integrated dishwasher, undercounter space for a washing machine and room for a fridge freezer. There is also a radiator and a wall mounted housed boiler, while a glazed uPVC door opens onto the raised composite decking area.

LIVING ROOM
12'6 x 10'2 (3.81m x 3.10m)
A uPVC bay window fills this inviting room with natural light, while wall lighting adds a soft glow into the evening. There is a radiator and BT points, and the room flows seamlessly through to the dining area, making it ideal for family life and entertaining.

DINING ROOM
16'3 x 11'6 (4.95m x 3.51m)
Uninterrupted access to the outdoors comes courtesy of uPVC patio doors, which lead directly onto the composite decked seating area. A uPVC window adds further light, and there are two radiators. Useful understairs storage keeps the space practical.

LANDING
Doors lead off to all rooms. The loft hatch gives access to a boarded loft space, which has a Velux window and lighting.

MASTER BEDROOM
11'2 x 10'6 (3.40m x 3.20m)
This generous double bedroom is a restful retreat, with a large uPVC window looking out over the garden and taking in views galore. A radiator completes the room.

BEDROOM 2
12'10 x 10'2 (3.91m x 3.10m)
A further well proportioned double bedroom, with a uPVC bay window adding character to the room. A radiator completes the space.

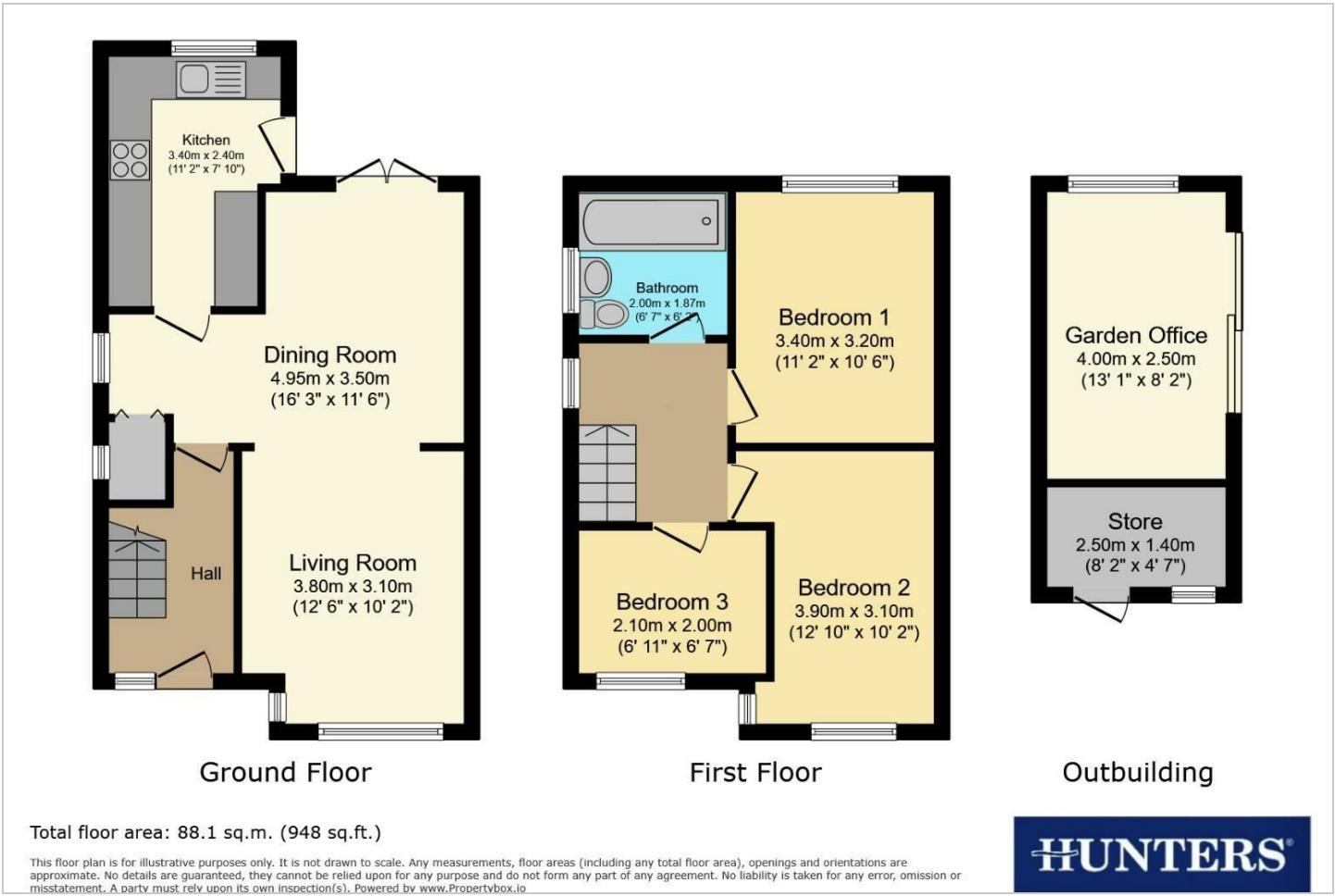
BEDROOM 3
6'11 x 6'7 (2.11m x 2.01m)
A single bedroom that would suit a nursery or home office equally well. There is a radiator and a uPVC window.

BATHROOM
6'7 x 6'2 (2.01m x 1.88m)
A serene bathroom with panelled PVC cladded walls in soft beige tones, set against black stone effect LVT flooring. The bath has a chrome drench shower over, and a white vanity unit with inset sink and mixer tap sits alongside a low flush WC. A mirrored wall cabinet provides storage, and there is a chrome radiator, extractor fan and spotlights. A frosted uPVC window completes the room.

EXTERIOR
The front of the property has a low maintenance pebbled area, together with a driveway and an electric car charger. To the rear, the garden is perfectly presented and fully enclosed. A raised composite decked patio with glass balustrade makes the most of the endless views, and steps down to a further lower decked area. The remainder is mainly laid to lawn, with well established plants and shrubs, while outdoor security lighting and an outdoor tap add everyday convenience.

OFFICE / STORAGE
13'1 x 8'2 (3.99m x 2.49m)
A grey uPVC door and frosted uPVC window lead into the storage area. The office and multi purpose garden room is a peaceful retreat, where a grey uPVC sliding patio door and uPVC window overlook the fields whilst you work. Wood effect laminate flooring, spotlights and electrics sit against white panelled walls.

Floorplan



Total floor area: 88.1 sq.m. (948 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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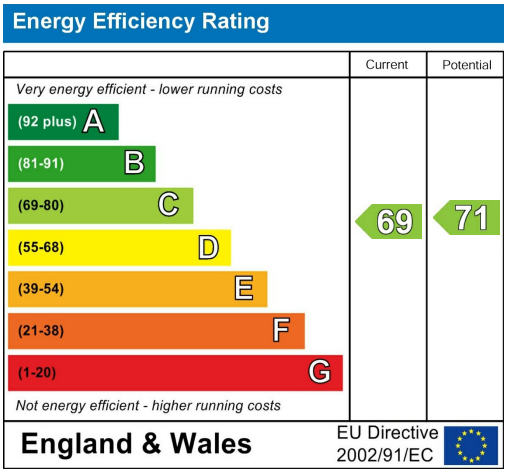


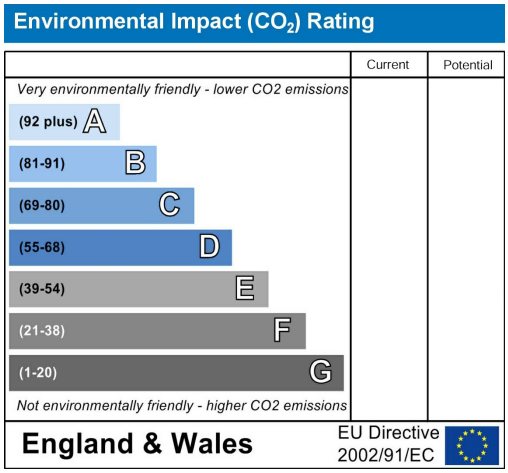







Energy Efficiency Graph





Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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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. THINKING OF SELLING? 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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