



**Thorpe Road, Harthill**

Offers in the Region of  
**£315,000 - £325,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3 | **Bathrooms:** 1 | **Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** B

Guide Price £315,000 - £325,000. Situated on the ever-desirable Thorpe Road in Harthill, this exceptional three-bedroom semi-detached home has been thoughtfully extended and finished to an excellent standard, offering stylish and spacious accommodation perfectly suited to modern family living.

**Property Reference:** RB0377

- Beautifully Extended Three Bedroom Semi-Detached Home
- Stunning Open-Plan Kitchen / Dining / Family Room
- Vaulted Ceiling with Exposed Timber Beams and Skylights
- Contemporary Kitchen with Island and Belfast Sink
- Bi-Fold Doors Opening onto Rear Garden
- Separate Cosy Living Room with Feature Fireplace
- Utility Room and Downstairs Shower room
- Generous Rear Garden with Patio & Lawn
- Sought-After Village Location
- Property Reference: RB0377





Guide Price £315,000 - £325,000. Situated on the ever-desirable Thorpe Road in Harthill, this exceptional three-bedroom semi-detached home has been thoughtfully extended and finished to an excellent standard, offering stylish and spacious accommodation perfectly suited to modern family living.

The property is accessed via a side entrance leading into a welcoming hallway with stairs rising to the first floor.

To the front of the home is a delightful living room. Featuring a large bay window that allows for an abundance of natural light and a charming feature fireplace, this is a warm and inviting space ideal for relaxing.

The heart of the home is the magnificent open-plan kitchen, dining and family room to the rear. This impressive space combines contemporary design with character features, most notably the striking exposed timber beams that create a vaulted ceiling effect and add real architectural interest. Flooded with natural light from skylights and expansive bi-fold doors, the room feels wonderfully bright and airy.

The kitchen itself is beautifully appointed, featuring a range-style cooker with extractor hood, sleek cabinetry, tiled splashbacks and generous wooden worktops. A central island with integrated Belfast sink provides both additional preparation space and an informal breakfast bar, ideal for casual dining and entertaining. The open layout comfortably accommodates both dining and relaxed seating areas, making it a superb sociable space for everyday life and special occasions alike.

Bi-fold doors open directly onto the rear patio, seamlessly blending indoor and outdoor living and providing delightful views over the enclosed garden.

A separate utility room and convenient downstairs shower room add further practicality to the ground floor layout.

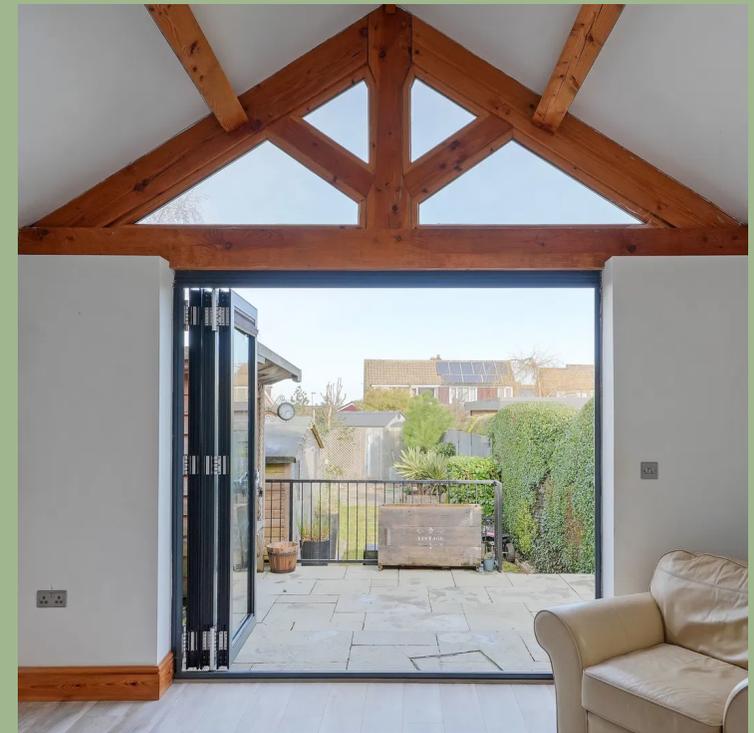
Upstairs, three well-presented bedrooms provide comfortable accommodation, all tastefully decorated and versatile in use. The modern family bathroom is fitted with contemporary fixtures and finished to a high standard.

Externally, the rear garden enjoys a paved patio area ideal for al fresco dining, along with a lawned section bordered by mature planting. To the front, a generous tarmac driveway provides ample off-road parking.

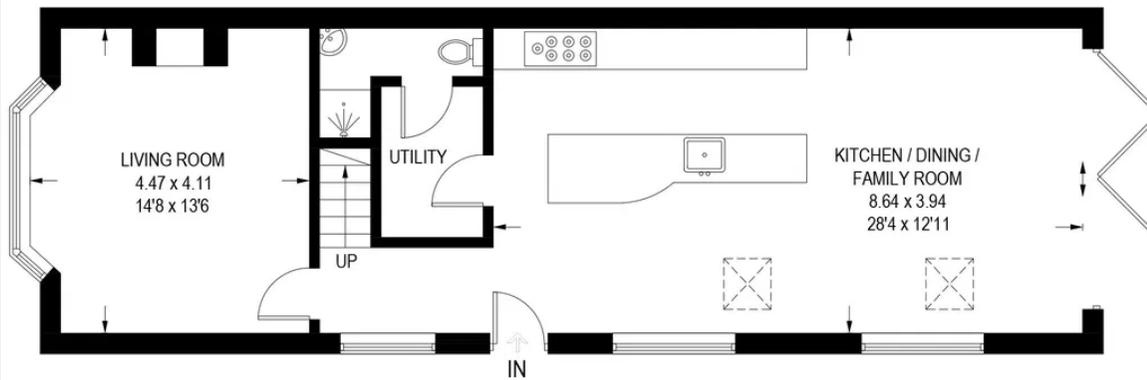
This is a superb opportunity to acquire a beautifully extended and immaculately presented family home in a highly sought-after village location. With its stunning open-plan living space, character features, generous garden and excellent finish throughout, the property perfectly combines style and practicality. Early viewing is highly recommended to fully appreciate the quality and standard of accommodation on offer.

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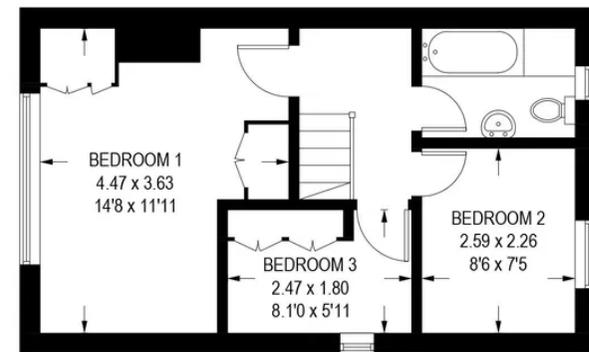




APPROXIMATE GROSS INTERNAL AREA = 103.4 SQ M / 1113 SQ FT



**GROUND FLOOR**  
68.5 SQ M / 737 SQ FT



**FIRST FLOOR**  
34.9 SQ M / 376 SQ FT

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

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