



32 Laughton Road | Thurgroft | Rotherham | S66 9LP

£415,000

Bell & Co Estates are delighted to present to the market this impressive FIVE-bedroom DETACHED property, situated in the popular residential area of Thurgroft. Upon entering, you are welcomed into the well-appointed utility room, which provides ample worktop and cupboard space, along with convenient access to the modern fitted kitchen. The impressive kitchen boasts a contemporary finish, featuring an extensive range of stylish wall and base units, complemented by sleek work surfaces. A large range-style cooker with extractor hood creates an excellent focal point, while the generous preparation areas and storage make this a practical and stylish space for everyday family life. The spacious lounge/diner forms the heart of the home, providing an excellent setting for both relaxing with family and entertaining guests. Sliding doors to the rear allow natural light to fill the room while providing direct access to the private rear garden. A separate snug offers further versatility and could be used as a cosy second sitting room, playroom or home office. The ground floor further benefits from three bedrooms, one of which features its own en-suite shower room, and one currently used as a home office. Alongside a modern family bathroom fitted with a freestanding bath, walk-in shower, wash hand basin and WC. This flexible layout offers excellent potential for multi-generational living or those requiring additional workspace. To the first floor are two further bedrooms, including the impressive principal bedroom. A particularly appealing feature is the freestanding bath within the bedroom, creating a touch of luxury. The second bedroom on this floor is also well proportioned and benefits from fitted wardrobes. A separate WC and wash hand basin complete the first-floor. Externally, the property continues to impress. To the front, a substantial driveway provides ample off-road parking and is secured by attractive gates. To the rear is a generous, beautifully maintained garden, predominantly laid to lawn and complemented by established planting, mature greenery and charming garden buildings. An early viewing is highly recommended to fully appreciate this wonderful home.



GROUND FLOOR
1379 sq.ft. (129.1 sq.m.) approx.

1ST FLOOR
904 sq.ft. (84.0 sq.m.) approx.



TOTAL FLOOR AREA: 2283 sq.ft. (213.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of all areas, rooms, etc. and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be read in conjunction with any other information provided. The services, systems and appliances shown here are not to be taken as a guarantee as to their availability or efficiency and are given as an indication only.

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