

FOR SALE



Bluebell Lane, Thurcroft
Guide Price £195,000


MARTIN&CO



Bluebell Lane, Thurcroft

3 Bedrooms, 2 Bathroom

Guide Price £195,000

- Semi detached
- Three bedrooms
- Three storey
- Dining kitchen
- Popular location

GUIDE PRICE £195,000 - £205,000. Offered for sale with no onward chain, this three bedroom, three storey semi-detached family home is situated on a popular residential development in Thurcroft. Offering well-proportioned accommodation arranged over three floors, the property provides a practical layout that would suit a range of purchasers, including growing families, first-time buyers and those looking for a home with flexible living space. With a modern dining kitchen, a separate lounge, three bedrooms, two bathrooms and a downstairs cloakroom, there is plenty of room for everyday family life. Outside, the property benefits from a driveway, integral garage and an enclosed rear garden.

The property is approached via a driveway to the front, providing off-road parking and access to the integral garage. An entrance porch leads through to the main entrance hall, where a staircase rises to the first floor. The hallway provides access to the ground floor accommodation, including a useful cloakroom fitted with a white two-piece suite, a practical addition for families and visiting guests.

The dining kitchen forms the main living space on the ground floor and provides an area for cooking, dining and spending time together. Fitted with a range of wall

and base units, the kitchen offers storage and worktop space, together with integrated appliances for a coordinated finish. There is also space for a dining table, making this a practical room for family meals and everyday use. The arrangement provides a dedicated dining area separate from the lounge, allowing the different living spaces to be used independently.

Moving up to the first floor, the landing provides access to the lounge, second bedroom and family bathroom, with a further staircase leading to the second floor.

The lounge is positioned to the rear of the property and benefits from rear-facing windows, providing natural light and an outlook towards the garden. Its position away from the ground floor kitchen creates a separate space for relaxing, watching television or entertaining. The three-storey arrangement offers flexibility, particularly for families who appreciate having living and sleeping accommodation spread across different levels.

Also located on the first floor is bedroom two, a well-positioned room that could serve as a bedroom for a child, guest accommodation or a home office, depending on individual requirements. The family bathroom is fitted with a white three-piece suite, providing facilities for the bedrooms on this level and additional convenience for the household.

The second floor accommodates the main bedroom and bedroom three, together with an en suite shower room. The main bedroom benefits from its own en suite, fitted with a white three-piece suite, providing useful additional bathroom facilities and a degree of separation from the other bedrooms. Bedroom three completes the accommodation and offers further flexibility, whether required as a bedroom, nursery, dressing room or workspace.

The arrangement across three floors is particularly practical for families with changing needs. With the lounge positioned on the first floor and the kitchen and dining area below, the layout allows different members



of the household to enjoy separate spaces. The additional bathroom facilities are another advantage, particularly during busy mornings.

Externally, the property benefits from a driveway to the front, offering off-road parking and leading to the integral garage. The garage provides useful space for vehicle parking or general storage, subject to individual requirements.

To the rear is an enclosed garden incorporating a decked seating area, a pebbled section and a lawn. The combination of surfaces provides space for outdoor furniture, children's activities and general relaxation, while the decked area offers a convenient setting for outdoor dining during the warmer months. The garden provides a useful extension of the living accommodation and offers scope for purchasers to personalise the outside space.

Bluebell Lane forms part of an established residential

development in Thurcroft, a village situated to the east of Rotherham. The location offers access to a range of everyday amenities within the village, including local shops, schools and other community facilities.

Thurcroft Junior Academy and Thurcroft Infant School serve the local area, while additional educational facilities are available in neighbouring communities.

For commuters, Thurcroft is conveniently positioned for access to the M18 motorway, with connections towards the M1 and the wider motorway network. This makes the location practical for those travelling towards Rotherham, Sheffield, Doncaster and surrounding employment centres. Rotherham town centre offers a wider selection of shops, supermarkets, restaurants and leisure facilities, together with rail and tram-train connections.

The surrounding area also provides access to open countryside and local walking routes, offering opportunities to enjoy outdoor activities without

travelling far from home. The combination of village amenities and road connections makes Thurcroft an established choice for buyers looking for a residential setting with access to neighbouring towns and cities.

With its three-storey layout, separate lounge, dining kitchen, main bedroom with en suite and useful outside space, this property offers a practical home with accommodation that can adapt to different needs. The driveway and integral garage add further convenience, while the enclosed rear garden provides space for outdoor enjoyment.

Offered with no onward chain Bluebell Lane represents an opportunity to purchase a family home in a popular residential location. An internal viewing is recommended to appreciate the accommodation, layout and potential on offer.

ENTRANCE PORCH Having a front facing entrance door, room for storage and a door to the main entrance



%epcGraph_c_1_544%





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982
<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.