



3 Lyle Mews | Thurcroft | Rotherham | S66 9FP

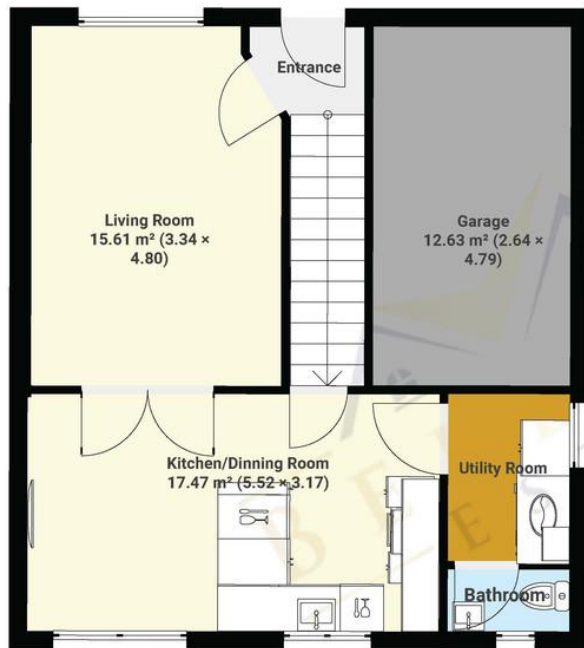
£290,000

Bell & Co Estates are delighted to present this spacious four bedroom detached family home, ideally situated within the popular village of Thurcroft. Enjoying stunning open field views to the front, its in the most perfect position. Upon entering, you are welcomed through the entrance hallway leading into a bright and spacious living room, offering a warm and comfortable space for relaxing or entertaining. To the rear of the property is the open plan kitchen diner, fitted with a range of wall and base units together with ample worktop space, integrated appliances, breakfast bar and room for family dining. The ground floor further benefits from a useful utility room, downstairs bathroom and integral access to the garage, adding practicality and additional storage solutions. To the first floor, the property hosts four bedrooms offering flexible accommodation for growing families, guests or home working. The master bedroom benefits from its own ensuite shower room and wardrobe space, while the remaining bedrooms are served by the family bathroom fitted with bath, wash basin and WC. Externally, the home continues to impress with a front driveway providing off road parking leading to the garage. To the rear is a private enclosed garden featuring a patio seating area, ideal for entertaining or relaxing. Offering spacious accommodation, a fantastic location and lovely outdoor space, this superb home must be viewed to fully appreciate everything it has to offer. Call Bell & Co Estates now to arrange your viewing!



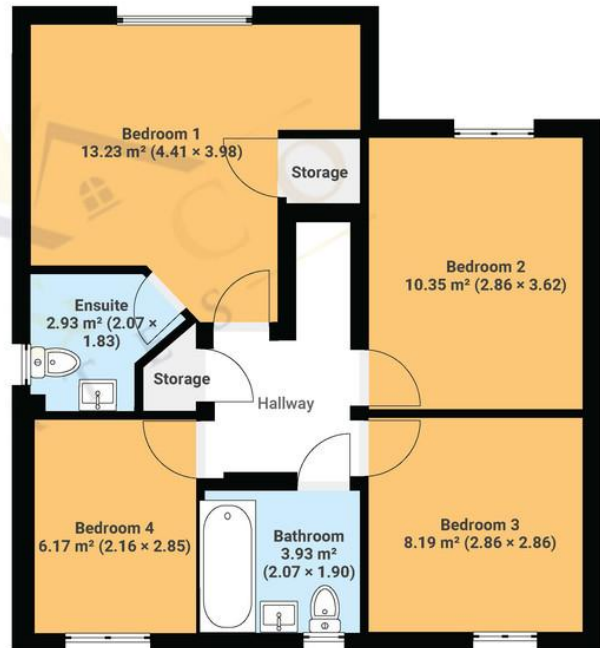
▼ Ground Floor

TOTAL AREA: 55.84 m² • LIVING AREA: 43.20 m² •



▼ 1st Floor

TOTAL AREA: 46.25 m² • LIVING AREA: 46.25 m² •



DETAILS

Total area: 102.09 m² Living area: 89.46 m²

Contact Details

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3, Lyle Mews
Thurcroft
ROTHERHAM
S66 9FP

Energy rating

B

Valid until
30 November 2026

Certificate number
9045-3880-7895-9776-4521

Property type Detached house

Total floor area 100 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements