



School Street

Thurnscoe, Rotherham, S63 0AW

Guide Price £230,000 - £240,000



- FOUR BEDROOM DETACHED PROPERTY
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- GOOD COMMUTE LOCATION
- EPC RATING: B
- NEW BUILD ESTATE
- GENEROUS DIMENSIONS
- SOUGHT AFTER LOCATION
- FREEHOLD
- COUNCIL TAX BAND: D

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Nestled in the charming area of Thurnscoe, Rotherham, this impressive four-bedroom detached house offers a modern living experience on a newly developed estate. With its three storeys, this property is designed to accommodate families seeking both space and comfort.

As you enter, you are greeted by a welcoming entrance hall that leads to a spacious lounge area, perfect for relaxation and entertaining. The kitchen diner is a highlight of the home, providing a delightful space for family meals and gatherings. A convenient downstairs WC adds to the practicality of the layout.

The first floor features generously sized bedrooms, including the master bedroom, which boasts an ensuite shower room for added privacy. A well-appointed family bathroom serves the second bedroom, ensuring that all family members have their own space. Ascending to the second floor, you will find two additional bedrooms, ideal for children or guests, along with a modern shower room.

The property benefits from off-road parking at the front, making it easy for residents and visitors alike. The large enclosed garden, surrounded by wooden fencing, offers a safe and private outdoor space for children to play or for hosting summer barbecues.

Situated in a good commuting location, this home is conveniently close to local amenities, making it an ideal choice for families and professionals alike. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make it your own.

ENTRANCE HALL

Stepping through a dark composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming entrance hall providing plenty of room to take of those winter muddy shoes as well as a handy large storage cupboard. Stylish décor with laminate flooring and carpeted stairs rising to the first floor. Doors leading to the Lounge, Downstairs WC and Kitchen/Diner.

LOUNGE

12'7" x 15'7" (3.84m x 4.75m)

A sleek and polished living space filled with plenty of natural sources of light through a large uPVC bay window, creating the perfect place to entertain family and friends. Comprising of neutral décor, carpet flooring with wall mounted radiator and aerial point in place.

KITCHEN DINING ROOM

9'4" x 15'7" (2.84m x 4.75m)

The real hub of the home is the kitchen/diner, this really is the place to entertain family and friends, with a modern and well designed kitchen having an array of wall and base units providing storage, complimentary work surface over, sink, drainer and stainless steel mixer tap, integrated four ring gas hob with extractor over, integrated electric oven, integrated dishwasher, integrated washing machine, splash back to walls, two uPVC windows and laminate flooring that flows through to the dining area. Plenty of space for a large dining table, with wall mounted radiator and uPVC French doors leading to the garden area.

DOWNSTAIRS WC

2'9" x 5'4" (0.84m x 1.63m)

Handy addition to any busy household is the downstairs WC, comprising of corner wash hand basin, low flush WC and wall mounted radiator with frosted uPVC window.

LANDING

The impressive landing has further staircase rising to second floor, wall mounted radiator and doors leading to bedrooms one, bedroom two as well as a bathroom and storage cupboard.

BEDROOM ONE

9'6" x 11'2" (2.90m x 3.40m)

The generously sized master bedroom with carpet flooring, decorated in neutral tones with wall mounted radiator, aerial point, uPVC window looking out into the views and door to the en-suite.

ENSUITE

9'6" x 4'2" (2.90m x 1.27m)

The stylish en-suite is perfect to hideaway and relax, comprising of low flush WC, wash hand basin and shower cubicle. Vinyl flooring with splash back tiling, , uPVC frosted window and wall mounted radiator to finish.

BEDROOM TWO

9'9" x 15'7" (2.97m x 4.75m)

Spacious double bedroom, decorated in neutral tones with wall mounted radiator, carpet flooring and two uPVC windows filling the room with natural light.

BATHROOM

7'9" x 6'3" (2.36m x 1.91m)

Great spot to relax and unwind is the family bathroom, comprising of three piece suite, low flush WC, pedestal wash hand basin and panelled bath, with decorative splash back tiles to walls, uPVC frosted window to the rear and wall mounted radiator.

SECOND FLOOR LANDING

From landing doors lead to bedrooms three and four as well as second family shower room

BEDROOM THREE

9'6" x 15'7" (2.90m x 4.75m)

Located on the first floor this room could also be used as the master if wanted, with plenty of space for furniture, neutral décor, uPVC window , carpet flooring and wall mounted radiator.

BEDROOM FOUR

9'9" x 13'7" (2.97m x 4.14m)

Final bedroom but certainly not the least this spacious double bedroom has two uPVC windows to the side and front elevations as well as giving stunning views and light, having neutral décor, carpet flooring and wall mounted radiator.

SHOWER ROOM

8'2" x 3'2" (2.49m x 0.97m)

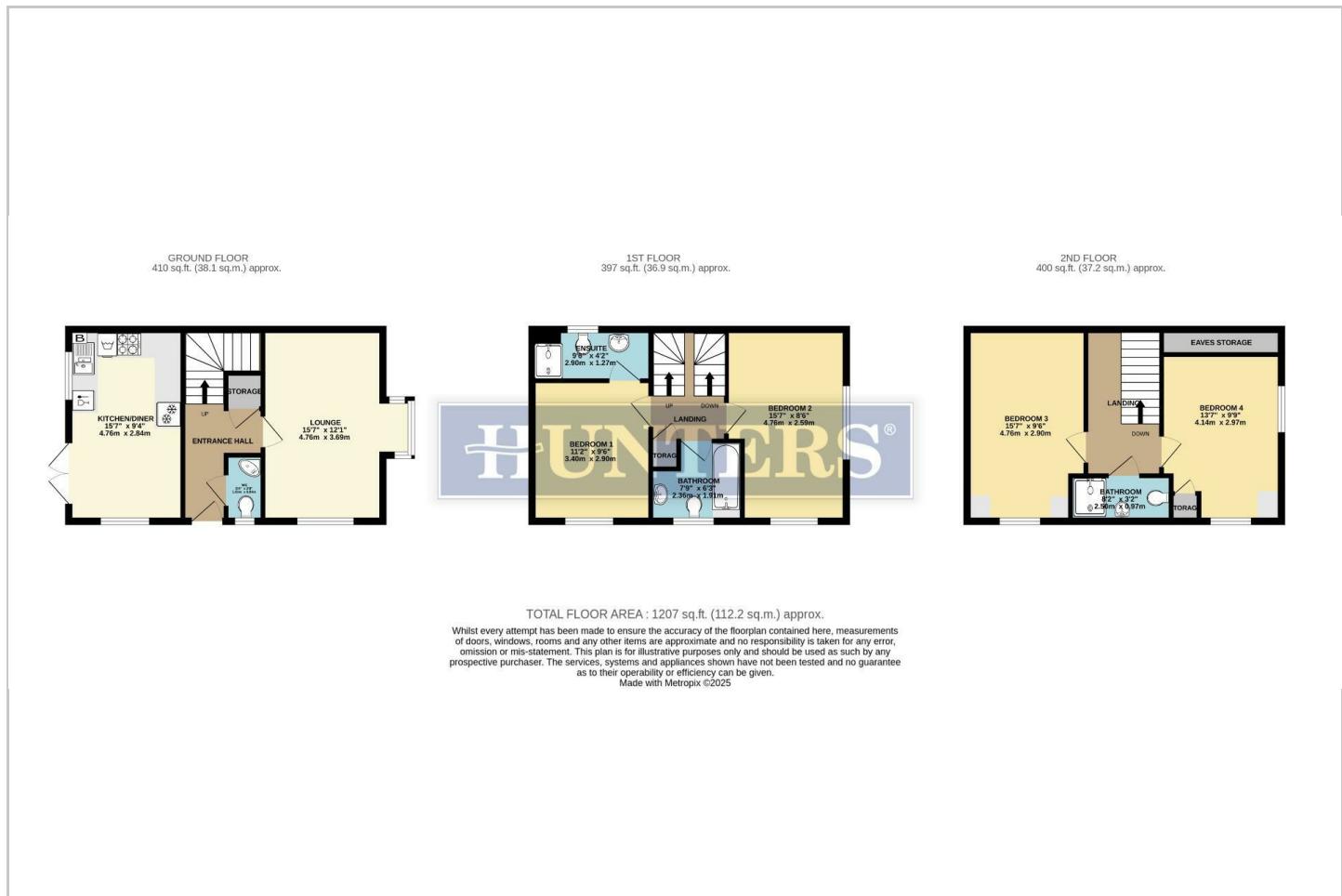
The second floor is a space on its own and with this comes the shower room as a space to escape, comprising of low flush WC, pedestal wash hand basin and shower unit, splash back tiles to walls for easy clean and wall mounted radiator.

EXTERIOR

The property boasts great kerb appeal. To the front is an easy to maintain front garden area, with large tarmac driveway providing ample off road parking with pathway leading to the entrance door at the side of the property.

To the rear of the property is a splendid enclosed garden, being mainly laid to lawn surrounded by wooden fencing. Plenty of scope to create the perfect place for entertaining in the summer months.

Floorplan







Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



Tel: 01709 894440



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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