BEECROFT
ESTATES



25 Thornley Brook

Thurnscoe, Rotherham, S63 0RE

£200,000

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Immaculately Presented Three-Bedroom Semi-Detached Home with Garage

This immaculately presented three-bedroom semi-detached home offers beautifully maintained accommodation throughout and is sure to impress from the moment you step inside.

The property briefly comprises an entrance hall, downstairs WC, a spacious lounge, and a dining room which is semi open-plan to the kitchen, creating a fantastic flow for modern living. French doors lead out to the rear garden, allowing plenty of natural light.

To the first floor, there are three bedrooms, with the master benefiting from fitted wardrobes and an en-suite, along with a family bathroom serving the remaining rooms.

Externally, the property boasts a garage and a stunning, beautifully maintained rear garden featuring seating areas, garden sheds, and well-stocked plants and borders—perfect for relaxing or entertaining.

This impeccable home must be viewed to fully appreciate the presentation and quality on offer.







GROUND FLOOR

ENTRANCE PORCH
A welcoming entrance porch featuring laminate flooring and providing access to the downstairs cloakroom.

LOUNGE
A spacious lounge featuring laminate flooring, a feature fire with surround, and a TV aerial point. The room benefits from a front-facing double-glazed window, with stairs rising to the first-floor landing, and an archway leading through to the dining area.

DINING ROOM
Again featuring laminate flooring flowing through from the lounge, the dining area includes a useful under-stairs storage cupboard and offers ample space for a dining table. French doors open onto the rear garden, and an archway leads through to the semi open-plan kitchen area.

KITCHEN
A range of wall and base units with worktop surfaces incorporating a sink unit with mixer tap. The property benefits from plumbing for a washing machine, along with an integrated oven, hob, and extractor unit.

A double-glazed window overlooks the rear garden, providing natural light and a pleasant outlook.

DOWNSTAIRS WC
Comprising a WC and wash hand basin, with a radiator and a window with obscure glazing, providing both light and privacy.

FIRST FLOOR

LANDING

MASTER BEDROOM
A master bedroom featuring laminate flooring, fitted wardrobes, and a useful storage cupboard. The room benefits from a double-glazed window and radiator, with a door providing access to the en-suite.

EN-SUITE
A three-piece suite comprising a shower, WC, and wash hand basin. The room also benefits from a radiator and a window with obscure glazing, providing natural light and privacy.

BEDROOM TWO
Featuring a double-glazed window, laminate flooring, and a radiator, providing a bright and comfortable space.

BEDROOM THREE
Featuring a double-glazed window, laminate flooring, and a radiator. The room is currently utilised as a home office, offering a versatile and practical space.

HOUSE BATHROOM
A three-piece suite, immaculately presented, comprising a bath, WC, and wash hand basin. The room also benefits from a radiator, offering a clean finish.

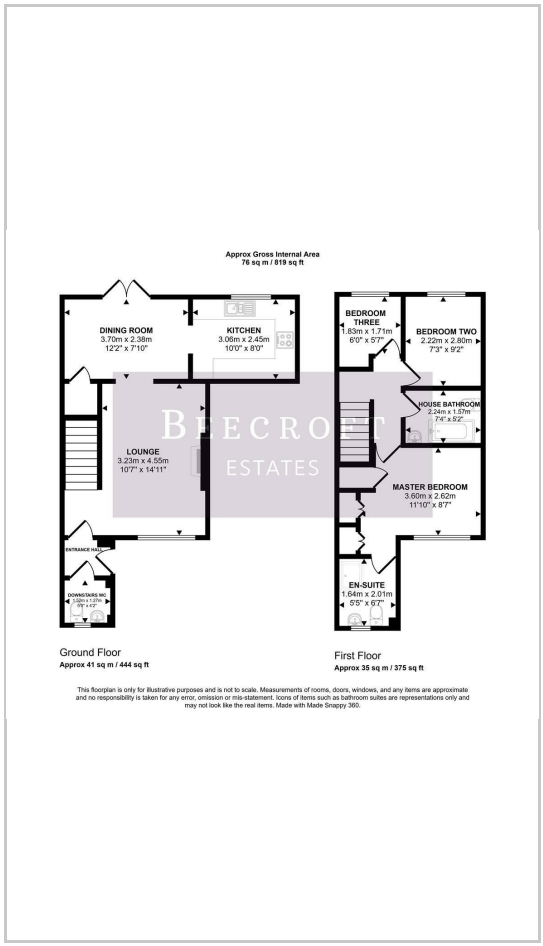
OUTSIDE
The front of the property features a small, grassed garden area with a pathway leading to the front door. To the side, there is a driveway providing off-road parking and leading to the garage.

To the rear, the garden is beautifully maintained, featuring established plants and borders, seating areas, and a garden shed, creating an attractive and well-kept outdoor space.

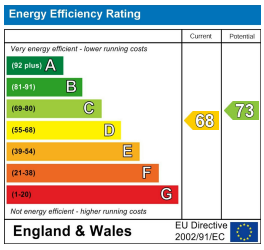
Area Map

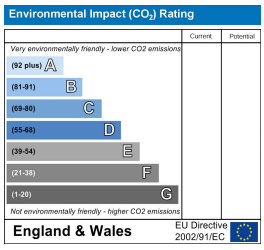


Floor Plans



Energy Efficiency Graph





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