



Thorn Road

Kilnhurst, Mexborough, S64 5UD

Guide Price £160,000 - £170,000



- THREE BEDROOM SEMI DETACHED HOME
- ENCLOSED, SPACIOUS REAR GARDEN
- NEWLY FITTED MODERN KITCHEN
- SOUGHT AFTER VILLAGE LOCATION
- EPC RATING C
- AMPLE OFF ROAD PARKING WITH LARGE PAVED DRIVE
- CONSERVATORY
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DH
- COUNCIL TAX BAND A

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Nestled in the charming village of Kilnhurst, Mexborough, this delightful three-bedroom semi-detached house on Thorn Road offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The newly refurbished kitchen/diner is a standout feature, equipped with a new consumer unit and designed to cater to all your culinary needs.

The generous dimensions throughout the home ensure that each room feels inviting and airy. The property includes a well-appointed bathroom and three comfortable bedrooms, making it ideal for families or those seeking extra space.

One of the highlights of this residence is the large enclosed rear garden, which is perfect for outdoor activities, gardening, or simply enjoying the fresh air. The conservatory opens directly to the garden, creating a seamless transition between indoor and outdoor living.

Additionally, the property benefits from off-road parking, providing convenience and peace of mind. Located in a sought-after village, you will find yourself close to all local amenities, ensuring that everything you need is within easy reach.

This semi-detached house is not just a home; it is a lifestyle choice in a friendly community. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Via a decorative uPVC front door this opens to the roomy and welcoming entrance hall, ideal for coats and shoes, with staircase rising to first floor, neutral décor, wood effect vinyl to the floor and door leading to the living room.

Living Room

The bright and airy living space is filled with natural light from a front facing uPVC bay window, having neutral décor, carpet to floor, wall mounted radiator, aerial point in place and door opening to the kitchen/dining finishes this room.

Kitchen/Diner

The newly refurbished kitchen/diner is the real hub of the home, a great space to entertain family and friends, having a modern fitted kitchen in grey with an array of wall and base units providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, integrated dish washer, with tile effect laminate to floor, new electrical consumer unit, ample room for a large dining table, splash back tiles to walls, uPVC window to the side elevation, wall mounted radiator and uPVC French doors open to the conservatory.

Conservatory

A great addition to this already spacious home is the conservatory, having carpet tiles to floor, neutral décor, uPVC windows as well as French doors out to the garden and an additional bonus of a part built unit within the conservatory, this could become a utility room, down stairs WC or simple removed to open the conservatory back up.

Landing

The spacious landing has a uPVC window to the side elevation, carpet to floor, neutral décor, access to loft hatch and all doors leading to bedrooms and family bathroom.

Bedroom One

Generously sized master bedroom with large uPVC window to the front filling this space with

natural light, built in cupboard providing that extra storage we all crave, neutral décor, wall mounted radiator and carpet to floor finishes this room.

Bedroom Two

Further good sized double bedroom, beautifully presented with uPVC window to the rear, carpet to floor and wall mounted radiator.

Bedroom Three

Roomy third bedroom or great home office space if needed with carpet to floor, wall mounted radiator and uPVC window to the front.

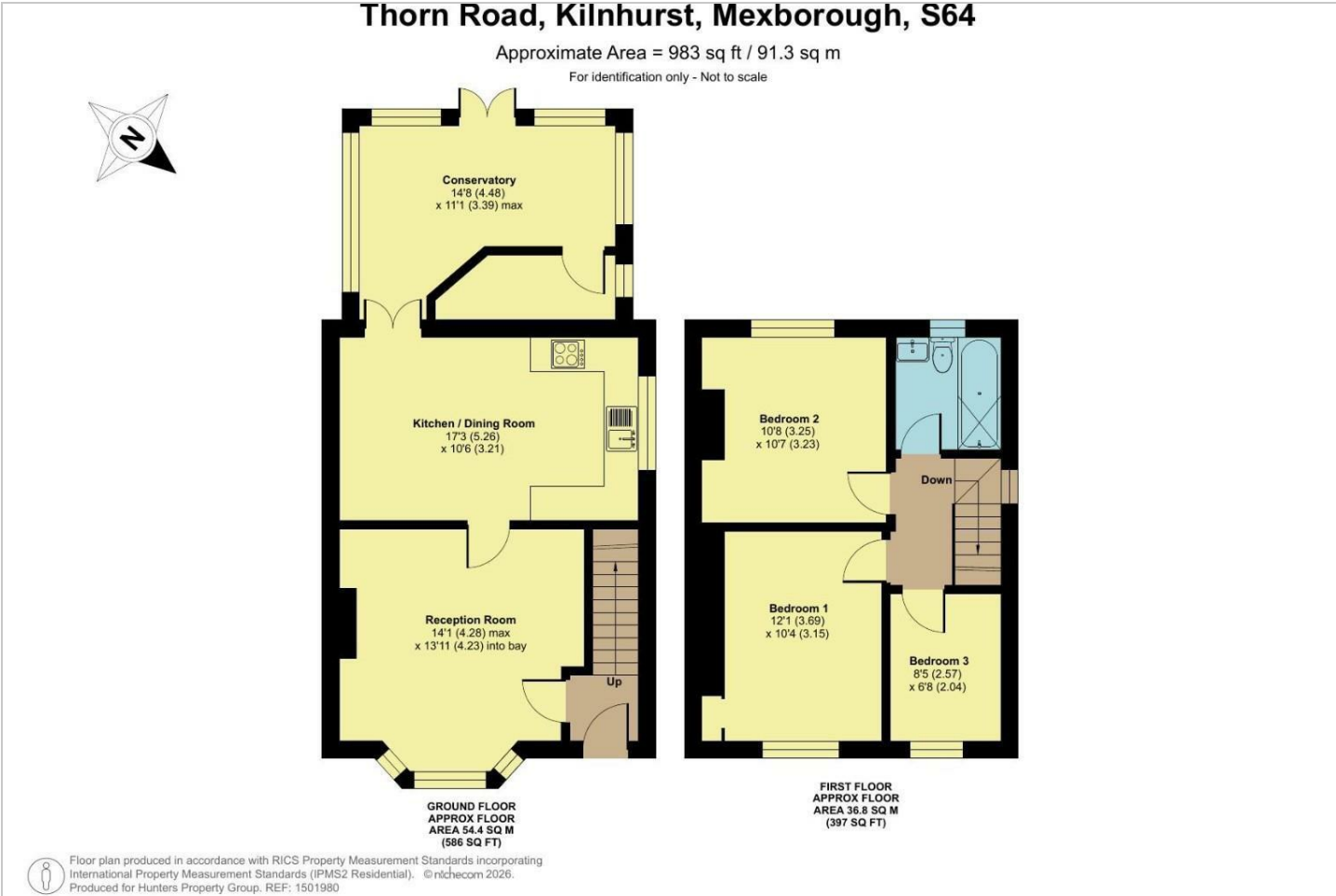
Family Bathroom

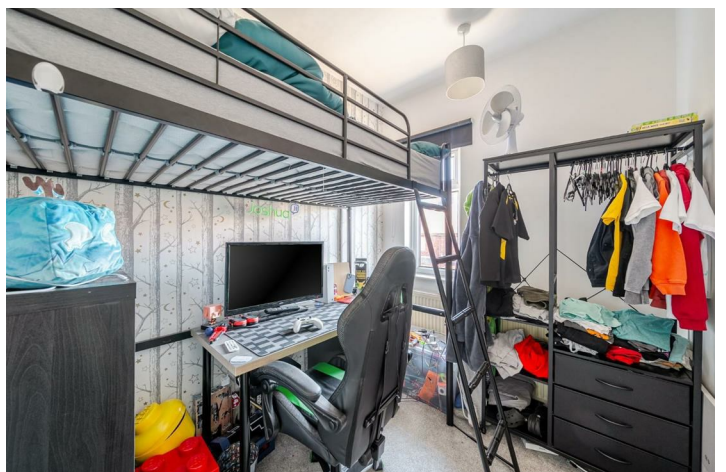
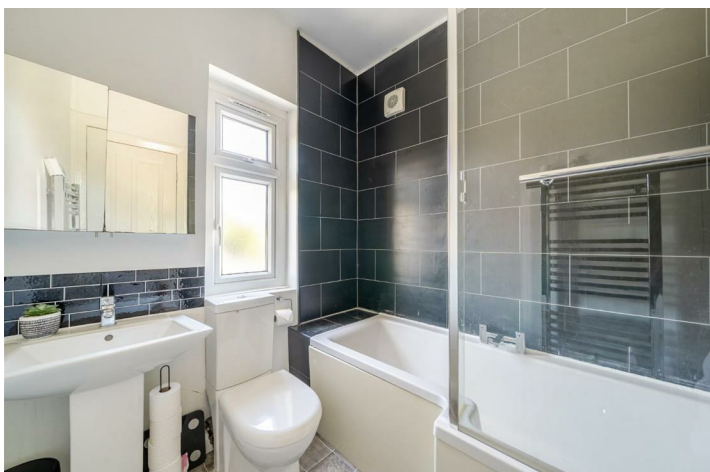
Great space to relax and unwind the family bathroom comprises of L shaped bath and electric shower over with screen in place, low flush WC and pedestal wash hand basin, with chromed heated towel rail, splash back tiles and frosted uPVC window to the rear.

Exterior

The front of this home has plenty of kerb appeal, offering ample off road parking with a large paved drive, steps rise to front entrance and side gate gives access to the rear if needed.

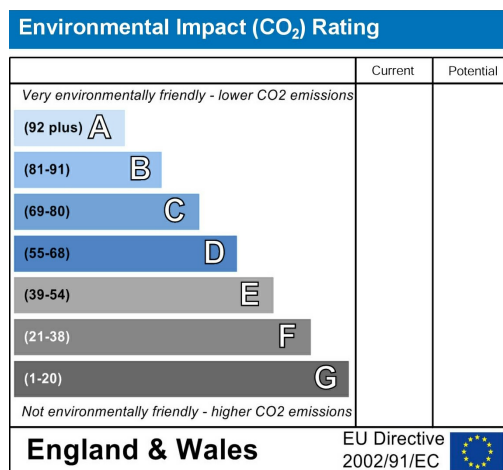
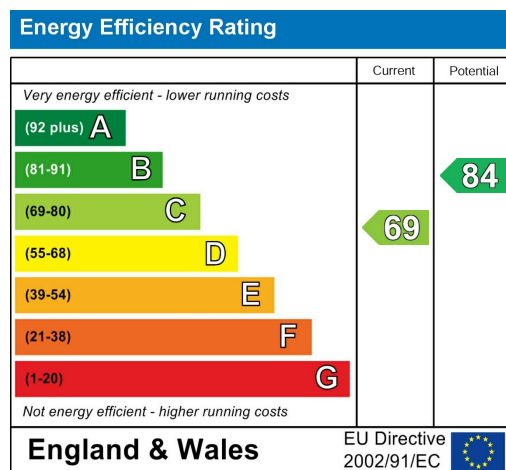
To the rear is an expansive full enclosed rear garden, starting with a paved area, ideal for seating during the warmer months, steps lead to the well maintained lawn with flower beds allowing you to add colour, to the back of the garden is a barked area, currently used for children with an added tree house and also having a wooden shed providing even more storage to this family home.







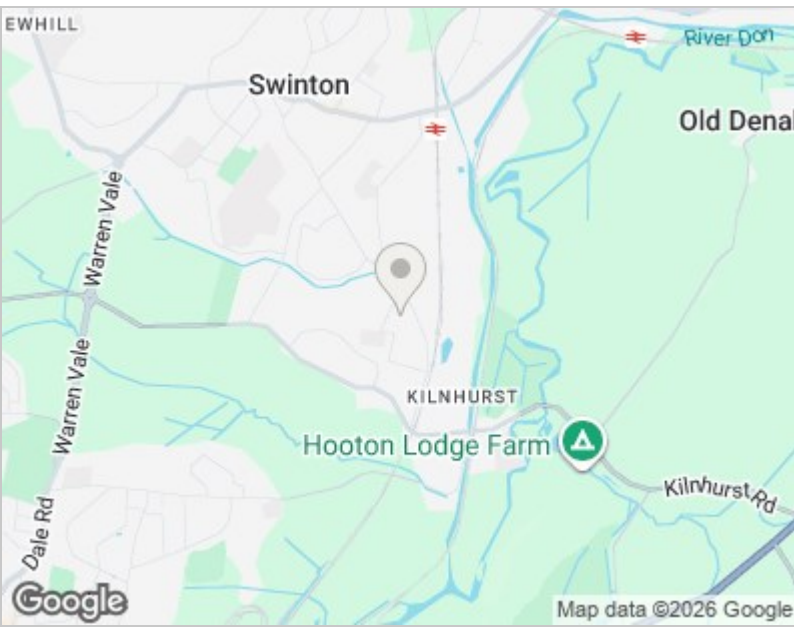
Energy Efficiency Graph



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





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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