BEECROFT
ESTATES

17 Hazel Grove

Thurnscoe, Rotherham, S63 0FL

Offers Around £200,000

3 1 1 B

STUNNING THREE BEDROOM SEMI-DETACHED HOME | ONLY THREE YEARS OLD | MASTER EN-SUITE | DRIVEWAY PARKING | BEAUTIFUL GARDEN

This absolutely stunning and beautifully presented three bedroom semi detached home is an ideal family purchase, having been built only approximately three years ago and offering modern, stylish accommodation throughout.

The property boasts three well-proportioned double bedrooms, with the master bedroom benefiting from a private en-suite, together with a downstairs WC for added convenience.

The upgraded kitchen is a particular feature, offering an excellent range of wall and base units, additional wall units and fully integrated appliances, along with ample space for a dining table and chairs. The spacious lounge overlooks the rear garden.

GROUND FLOOR

ENTRANCE HALL
A spacious entrance hall welcoming you into the property, benefiting from a good-sized under-stairs storage cupboard, Amtico flooring and a composite entrance door. Stairs rise to the first-floor landing, providing access to the bedrooms and further accommodation.

DOWNSTAIRS WC
Comprising a WC and wash hand basin, with a window featuring obscure glazing, radiator and attractive panelling to the lower half of the walls.

LOUNGE
A spacious and beautifully presented lounge overlooking the rear garden, featuring as a focal point a log-burning stove sat on a slate surround (the log-burning stove is not included within the sale). The room benefits from French-style doors providing access to the garden, Amtico flooring, a TV aerial point and attractive panelling to the TV wall.

DINING KITCHEN
Comprising a modern range of wall and base units, together with additional units included as part of the upgrade. The kitchen benefits from a range of fully integrated appliances, including a fridge freezer, oven, hob and extractor unit, washing machine, dishwasher and microwave. There is ample space for a dining table and chairs, along with a front-facing double-glazed window providing natural light. The room is finished with Amtico flooring.

FIRST FLOOR

LANDING
With loft access.

MASTER BEDROOM
A spacious master bedroom benefiting from a front facing double glazed window, radiator and fitted Sharps wardrobes, providing excellent storage space.

EN-SUITE
Fitted with a three piece suite comprising a shower cubicle, WC and wash hand basin, together with a window featuring obscure glazing and radiator.

BEDROOM TWO
A further well proportioned double bedroom benefiting from a rear-facing double-glazed window and radiator.

BEDROOM THREE
A well proportioned third bedroom offering good overall space with ample room for furniture, benefiting from a double-glazed window and radiator.

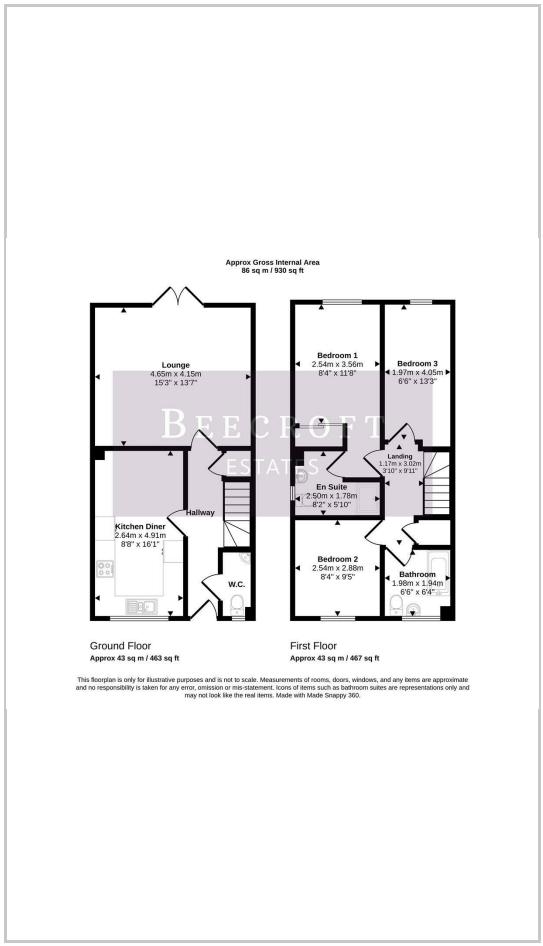
HOUSE BATHROOM
Fitted with a three piece suite comprising a bath with mixer tap, WC and wash hand basin, together with a radiator and a window featuring obscure glazing.

OUTSIDE
To the front of the property is a driveway providing off road parking. To the rear is a good-sized enclosed garden, with a gated pathway to the side providing convenient access.

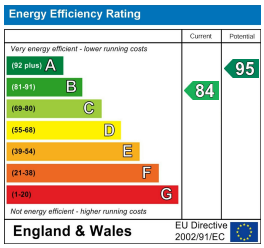
The rear garden features an Indian stone seating area, outside power socket, lawned area and a garden shed, offering an excellent space for outdoor seating, entertaining and family enjoyment.

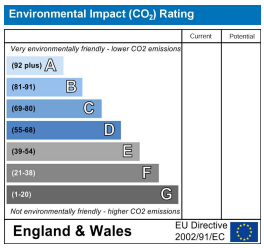
Area Map

Floor Plans



Energy Efficiency Graph





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