Saxton Mee







Barnsley Road Thorpe Hesley Rotherham S61 2RS
Guide Price £525,000

St Luke's
Sheffield's Hospice

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GUIDE PRICE £525,000-£550,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer of this effectively extended, four double bedroom, three bathroom, two reception room detached property which enjoys lovely gardens and benefits from a double garage, a driveway providing ample off road parking, uPVC double glazing and gas central heating. The property has been renovated and modernised to a high standard by the current owners.

Tastefully decorated throughout in neutral tones, the spacious and well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with a storage cupboard and access into the partly boarded loft space. Access into the lounge, kitchen, the four bedrooms, the principal bathroom, utility and the garage. The extended lounge has a front window. The kitchen/breakfast room has a comprehensive range of units with ample worktop space which incorporates a breakfast bar and the sink and drainer. Integrated appliances include a larder fridge and freezer, microwave, dishwasher along with space for Range cooker with extractor above. There is a side uPVC door. An opening flows into the dining room which in turn flows into the extended garden room/lounge which has a vaulted ceiling, Velux windows and uPVC French doors opening onto the rear garden, while the focal point is the cast-iron multi-fuel stove. The principal bedroom overlooks the rear garden and has fitted wardrobes and the added advantage of an en suite shower room with WC and wash basin. Bedroom two is again to the rear and has fitted wardrobes and an en suite shower room with WC and wash basin. Bedroom three has fitted wardrobes. Bedroom four is to the front aspect. The principal bathroom has a stylish suite including a walk-in shower, bath, WC and wash basin set in a vanity unit. The utility has housing and plumbing for a washing machine and tumble dryer and houses the gas boiler.



- FABULOUS, FOUR BEDROOM, THREE BATHROOM FAMILY HOME
- FANTASTIC OUTLOOK OVER TOWARDS WENTWORTH
- FULLY ENCLOSED PLOT
- EXTENDED & WELL PRESENTED ACCOMMODATION THROUGHOUT
- AMPLE OFF-ROAD PARKING
- DOUBLE GARAGE WITH ELECTRIC DOOR
- KITCHEN/BREAKFAST ROOM, DINING ROOM & LOUNGE
- GARDEN ROOM WITH CAST-IRON MULTI-FUEL STOVE
- UTILITY ROOM
- LOVELY GARDENS










OUTSIDE
The fully enclosed plot has a gated entrance to a driveway providing ample off-road parking and this leads to the garage with electric doors, lighting and roof storage. There are front lawned gardens. Good privacy with mature planted borders. Access down either side of the property to the rear which includes a large slate chipped area, patio and planted areas. A gate opens to the playing fields.

LOCATION
Thorpe Hesley is a small village located in South Yorkshire, It is situated approximately just 2 miles from the charming village of Wentworth and the attractive Wentworth Woodhouse, 4 miles north of Rotherham town centre and 6 miles northeast of Sheffield city centre. Surrounded by beautiful countryside, offering numerous walking and cycling routes for outdoor enthusiasts. Thorpe Hesley has a number of local amenities including pubs, shops, and a primary school. The village is also home to Thorpe Hesley Cricket Club, which plays in the South Yorkshire Cricket League. Despite its small size, Thorpe Hesley has excellent transport links, with easy access to the M1 motorway and regular bus services to Rotherham and Sheffield.

MATERIAL INFORMATION
The property is Freehold.

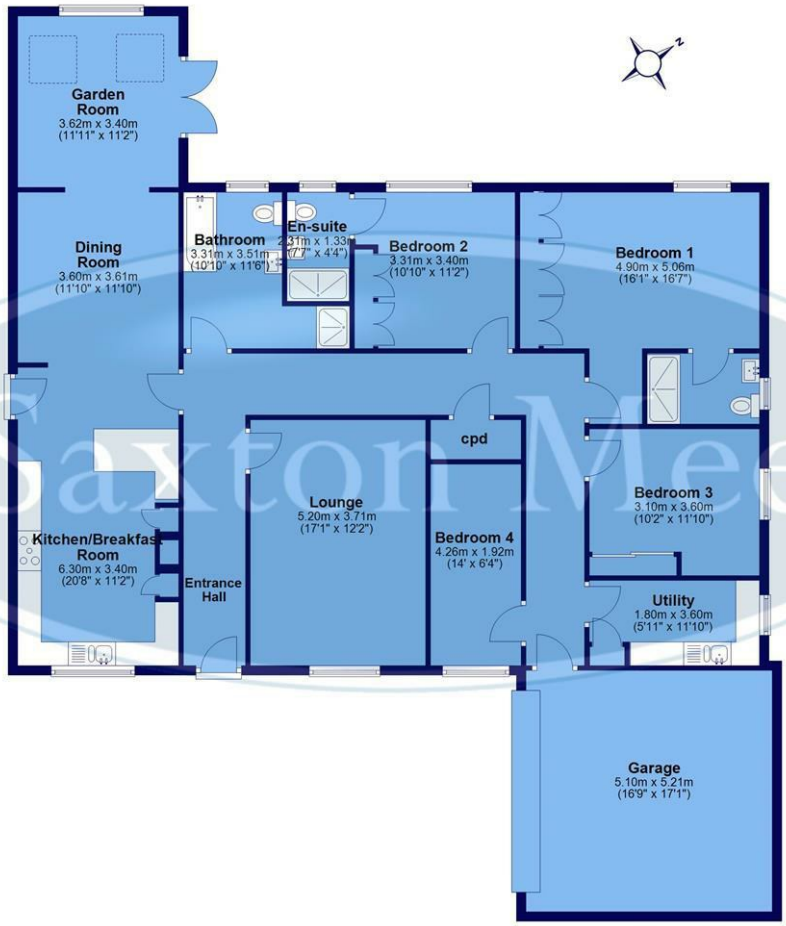
VALUER
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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Ground Floor

Approx. 196.6 sq. metres (2116.6 sq. feet)

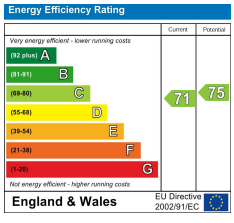


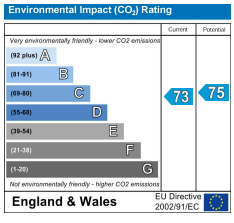
Total area: approx. 196.6 sq. metres (2116.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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