

Freehold

Asking Price: £375,000

Doncaster Road, Thrybergh,
Rotherham, South Yorkshire, S65



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A TRULY EXCEPTIONAL, EXTENDED, SEMI DETACHED HOME OVERLOOKING THRYBERGH COUNTRY PARK! AN ABSOLUTE MUST VIEW!

A quite exceptional, extended three double bedroom, semi detached home that truly warrants an internal inspection to fully appreciate the high standards of accommodation on offer. The dwelling enjoys a position set back from the road in this sought after location that takes in pleasant far reaching views towards Thrybergh Country Park. The property briefly comprises an entrance hallway, playroom/office, lounge, dining room along with a beautifully appointed open plan breakfast kitchen. To the first floor is a landing, master bedroom with walk in wardrobe, two further double bedrooms and an attractive family bathroom. Outside, ample off road parking is provided to the front by way of a block paved driveway. To the rear is a stunning landscaped garden with flagged seating areas and a lawn. Avoid disappointment and call Lincoln Ralph today!

Entrance Hallway Front facing UPVC double glazed entrance door, oak veneer flooring and a designer radiator along with complimentary timber panelling to the walls. Stairs rise to the first floor landing and doors open to the playroom, dining room and kitchen.

Playroom/Office 4.26 x 1.91. Having downlights to the ceiling, front facing UPVC double glazed window and a radiator.

Dining Room 4.11 x 3.43. A well presented room with a wood mantle set over the chimney breast recess. There are rear facing UPVC double glazed French doors and a radiator. The room opens to the lounge.

Lounge 3.85 x 3.27. (The latter measurement is excluding the bow window) Having laminate flooring, radiator and a wood mantle set over the chimney breast recess.

Breakfast Kitchen 5.12 x 4.52. A real highlight of the accommodation is this superb open plan breakfast kitchen that forms the hub of this outstanding family home. Fitted with a range of wall mounted and base level units in a high gloss finish with granite work surfaces incorporating a one and a half bowl sink with extendable mixer shower tap. There is an integrated five ring induction hob with extractor hood over, built in double electric oven and microwave, integrated washing machine, dryer and dishwasher along with a built in fridge freezer. Having an island unit with breakfast bar, downlights to the ceiling, rear facing UPVC double glazed window, designer radiator, useful under stairs storage cupboard and a double glazed entrance door.

Landing Having access to a boarded loft with light and power. Doors open to the bedrooms and bathroom.

Bedroom 1 4.82 x 4.53. A generous size bedroom with downlights to the ceiling, two rear facing UPVC double glazed windows and two designer radiators. A door opens to a walk in wardrobe.

Walk In Wardrobe Having downlights to the ceiling.

Bedroom 2 4.12 x 3.44. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.54 x 3.29. Front facing UPVC double glazed window and a radiator.

Family Bathroom 4.52 x 2.64. A beautifully appointed bathroom that is fitted with a white suite comprising a shower enclosure with overhead drencher, shoe style bath with chrome waterfall tap and fittings, dual vanity wash hand basins with modern chrome fittings and a low flush WC. Having complimentary slate tiling to splashback height, downlights to the ceiling, front facing UPVC double glazed window and two designer chrome radiators.

Outside The residence enjoys a position set back from the road and is bordered by a dry stone wall that opens to a block paved driveway and a lawned garden. At the rear is stunning landscaped garden that enjoys a flagged terrace with glass balustrade overlooking the lawned garden and taking in views over Thrybergh Country Park.

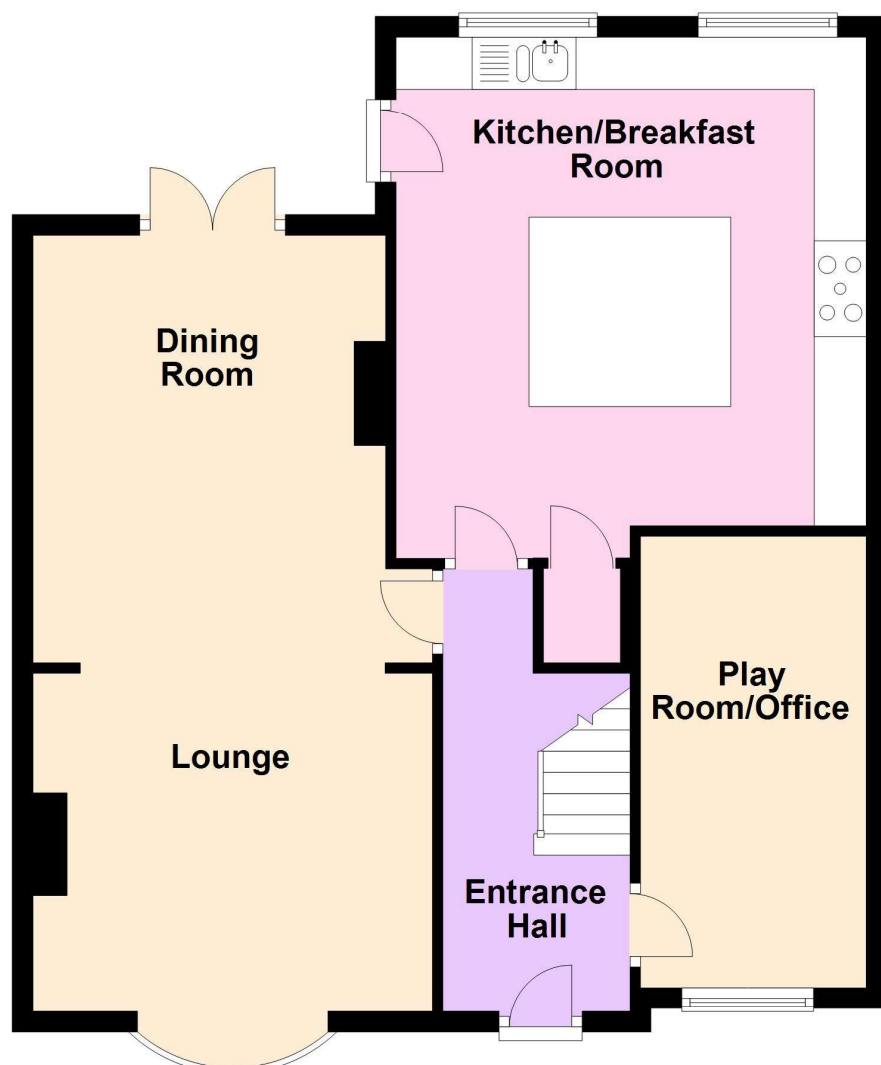


- Extended semi detached home
- Three double bedrooms
- Exceptional standards within
- Views towards Thrybergh Country Park
- Driveway
- Beautiful breakfast kitchen
- Stunning gardens
- Sought after location
- Viewing is essential!

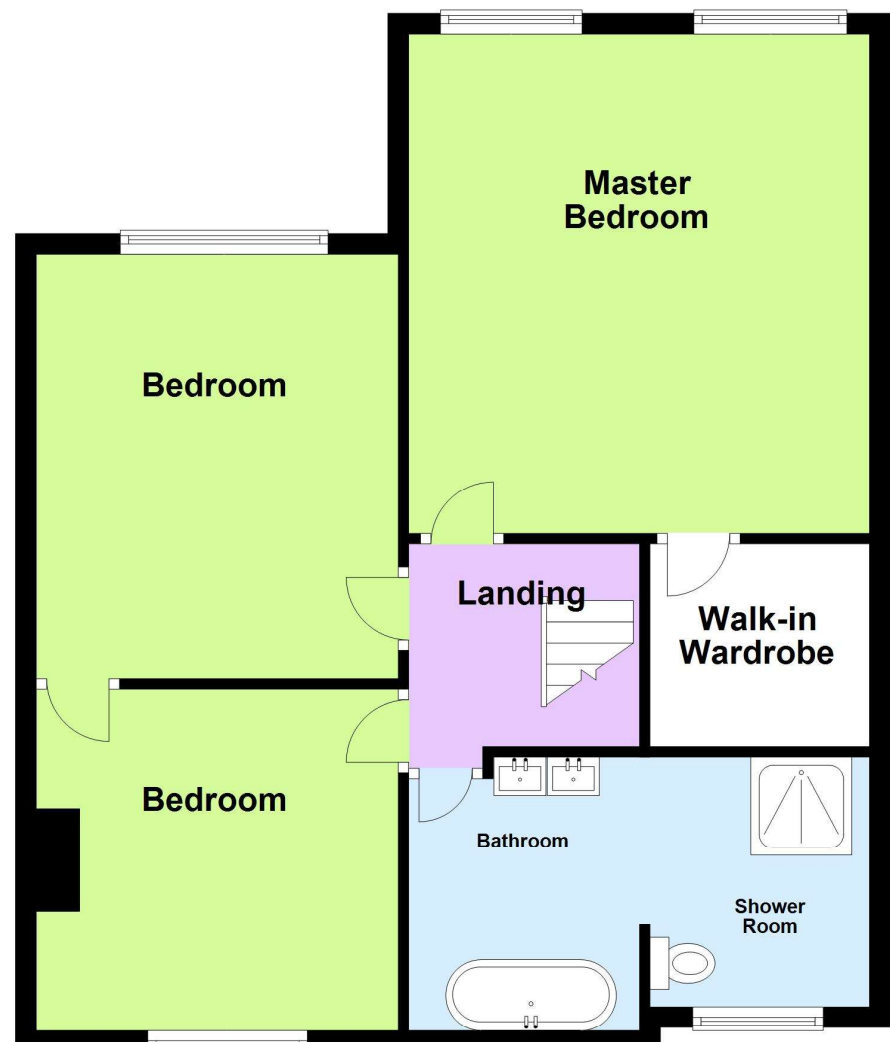
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



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