

Asking Price: £290,000
Freehold

Doncaster Road, Thrybergh,
Rotherham, South Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

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SOUGHT AFTER LOCATION, GENEROUS PLOT, FAR REACHING VIEWS, STUNNING ACCOMMODATION, AMPLE PARKING. THREE BEDROOM DETACHED FAMILY HOME!

A beautifully presented, three bedroom detached family home that occupies a generous plot with far reaching views to the rear. The residence enjoys a sought after position and is well placed to access both Rotherham and Doncaster along with a range of quality amenities. The accommodation briefly comprises an entrance hallway, separate dining room, well presented lounge, fitted kitchen, utility and a conservatory. To the first floor is a landing, three bedrooms and a bathroom. Outside, the property boasts ample parking by way of a driveway and has attractive gardens to both the front and rear. Viewing is an absolute must! Call Lincoln Ralph today to arrange your viewing!

Entrance Hall A welcoming hallway with a front facing UPVC double glazed entrance door, dado rail and laminate floor. Stairs rise to the first floor landing and doors open to the kitchen and dining room.

Dining Room 3.65 x 3.29. (The latter measurement excludes the bay window) A well presented room with a focal fire surround having a hearth and back incorporating a modern electric fire. There is a front facing UPVC double glazed bay window, coving to the ceiling, dado rail and a radiator. The room opens to the lounge.

Lounge 3.65 x 3.65. A beautifully appointed room with a fire surround, hearth and back incorporating a modern electric fire inset. Having coving to the ceiling, radiator and rear facing UPVC sliding doors open to the conservatory.

Conservatory 3.20 x 2.84. Having a designer radiator, wood effect laminate flooring along with side and rear facing UPVC double glazed windows. Rear facing UPVC double glazed French doors open to the rear garden. A doorway opens to the utility.

Utility 2.51 x 1.37. Fitted with a base level unit and a work surfaces that incorporates a stainless steels ink with mixer tap. Having tiling to splashback height and to the floor, plumbing for a washing machine and a dishwasher. The room is open plan to the kitchen.

Kitchen 2.71 x 2.36. Fitted with a range of wall mounted and base level units with work surfaces incorporating a range cooker with extractor hood over, space for fridge freezer and tumble dryer. Having tiling to splashback height and to the floor, coving to the ceiling and a cupboard houses the central heating boiler. In addition there is a useful under stairs cupboard with a side facing single glazed window.

Landing Having access to the loft and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 4.11 x 3.42. (The first measurement is taken into the bay window) Front facing UPVC double glazed bay window and a radiator.

Bedroom 2 3.65 x 3.64. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.36 x 2.24. Front facing UPVC double glazed window and a radiator.

Bathroom 2.37 x 2.37. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls, laminate flooring, heated chrome towel rail and a rear facing UPVC double glazed window.

Outside The home enjoys a slightly elevated position set back from the road with a pleasant front garden that is mainly laid to lawn. Off road parking for several vehicles is provided by a pebble driveway to one side of the property. At the rear is a generous size garden with an open aspect and far reaching views. A raised decked terrace has steps descending to a lawn that overlooks a pebbled and gravelled seating area. There is a single garage that has no vehicle access with up and over door, power and lighting making it a perfect storage solution.

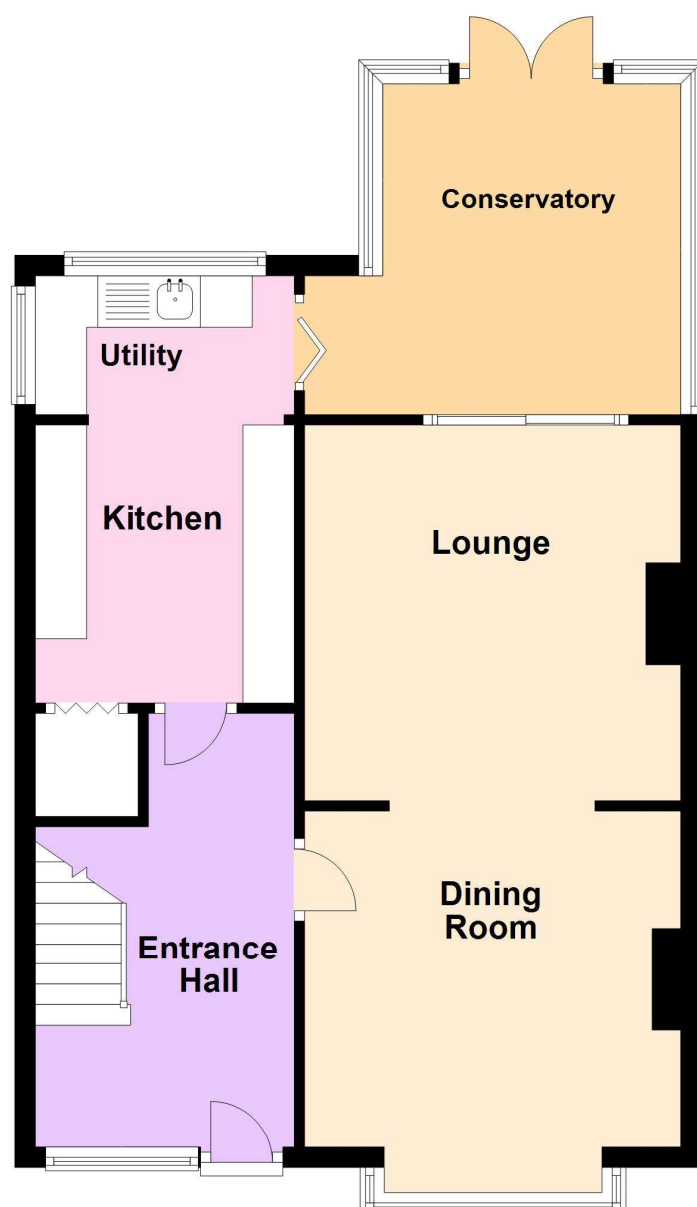


- Three bedroom detached
- Stunning accommodation
- Sought after location
- Far reaching views to the rear
- Ample off road parking
- Generous plot
- Boasting two reception rooms
- Conservatory
- Viewing is a must!

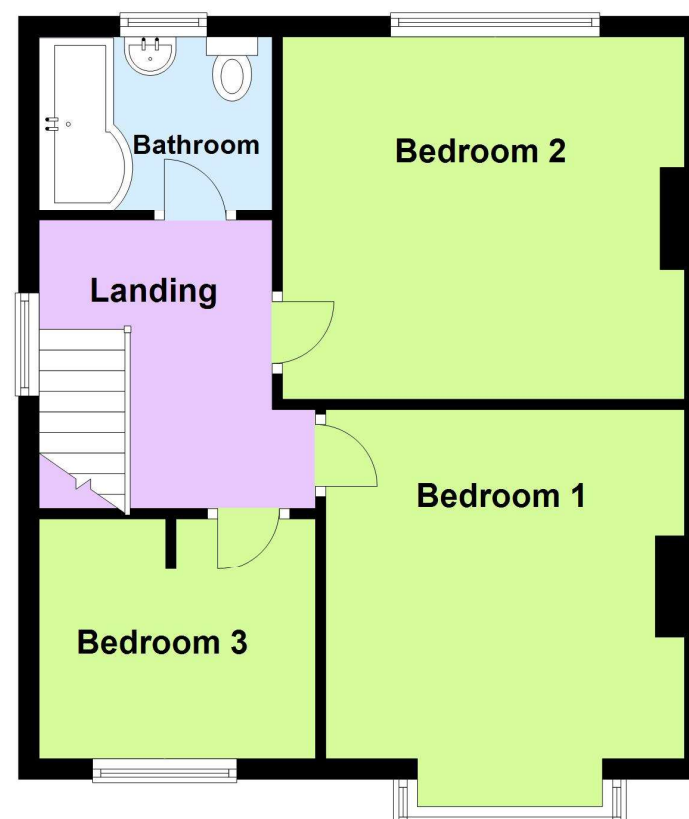
Disclaimer

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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