



Emerald Green Grove

Thurnscoe, Rotherham, S63 0FA

Guide Price £135,000



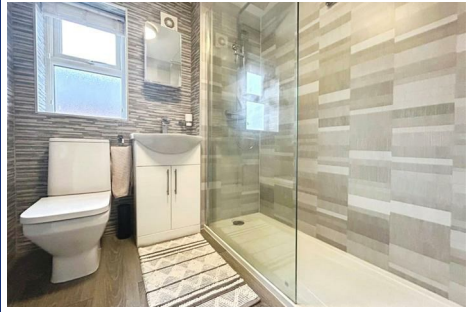
- TWO BEDROOM SEMI DETACHED - BUILT IN 2019
- OFF ROAD PARKING WITH LARGE DRIVE
- MULTI FUEL BURNER
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING B

- NO UPWARD CHAIN
- ENCLOSED AND WELL LANDSCAPED REAR GARDEN
- MODERN FIXTURE AND FITTINGS
- GCH/DG
- COUNCIL TAX BAND A

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Welcome to this charming two-bedroom semi-detached house located in the desirable Emerald Green Grove, Thurnscoe, Rotherham. Built in 2019, this property offers a modern living experience with a generous 646 square feet of well-designed space.

As you enter, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The property boasts two spacious bedrooms, ideal for a small family or professionals seeking extra space. The bathroom is fitted with contemporary fixtures, ensuring comfort and convenience.

One of the standout features of this home is the absence of any upward chain, allowing for a smooth and hassle-free purchase. The property also benefits from off-road parking, complemented by a large driveway, making it easy for you and your guests to come and go.

Step outside to discover an enclosed, well-landscaped rear garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding after a long day. The modern fixtures and fittings throughout the house enhance its appeal, providing a stylish and comfortable environment.

Situated close to local amenities, this property is ideally located for those who appreciate convenience. Additionally, it offers a good commute location, making it suitable for professionals who travel for work.

This newly built semi-detached house is a fantastic opportunity for anyone looking to settle in a vibrant community. With its modern features and prime location, it is not to be missed.

Entrance Hall

Through a composite front entrance door this opens in to the welcoming entrance hall, ideal for coats and shoes, having tiled flooring for easy clean, stairs rising to first floor, wall mounted radiator and door opening to the kitchen/diner.

Kitchen/Diner

9'90" x 14'38" to 12'63" (2.74m" x 4.27m" to 3.66m")

The sleek kitchen/diner has an array of wall and base units fitted in white high gloss providing storage, contrasting wood effect work surface over, sunken black sink and drainer with stainless steel mixer tap over, integrated electric oven and hob with extractor fan, space and plumbing for washing machine, tiled flooring matching hall and living room making for easy clean, wall mounted radiator, decorated in neutral tones with splash back tiles to walls, uPVC window to the front elevation and doors leading to down stairs WC and living room.

Downstairs WC

5'08" x 2'82" (1.73m" x 0.61m")

Handy addition to any busy household, comprising of low flush WC and wash hand basin, with tiled floor and splash back tiles to walls for easy clean, wall mounted radiator finishes this space.

Living Room

13'09" x 12'8" (4.19m" x 3.86m")

Step inside the rear hub of the home, the cosy yet airy living space has uPVC French doors opening to the garden not only filling this space with natural light but giving beautiful views of the garden area, a multifuel burner has been added to this room, giving a focal point and helping with heating costs which is always a bonus, tiled floor makes for easy leaving, aerial point in place and wall mounted radiator to finish.

Landing

Landing having wall mounted radiator, neutral décor and access to loft hatch, with parquet style flooring running down the stairs and doors leading to all bedrooms and shower room.

Bedroom One

8'56" x 13'13" to 10'85" at wardrobes (2.44m" x 3.96m" to 3.05m" at wardrobes)

Generously sized master room with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with laminate floor, two wall mounted radiators and uPVC window to the rear.

Bedroom Two

8'59" x 13'02" to 9'92" (2.44m" x 4.01m" to 2.74m")

Further good sized double bedroom with ample space to add furniture, built in cupboard provides some storage space, with neutral décor, laminate flooring, wall mounted radiator and uPVC window to the front elevation.

Shower Room

6'56" x 6'26" (1.83m" x 1.83m")

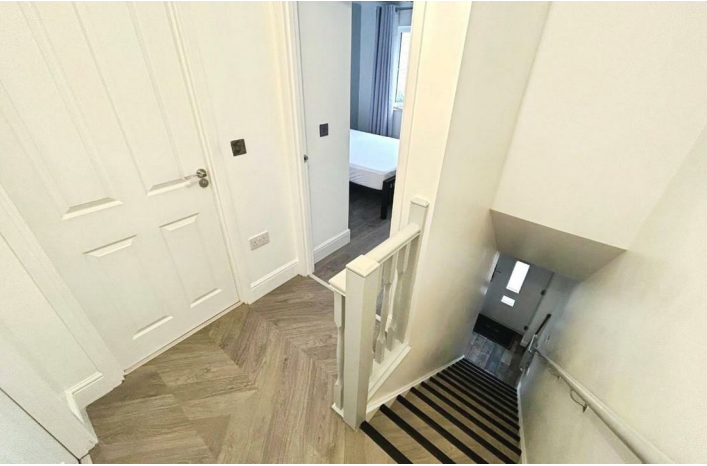
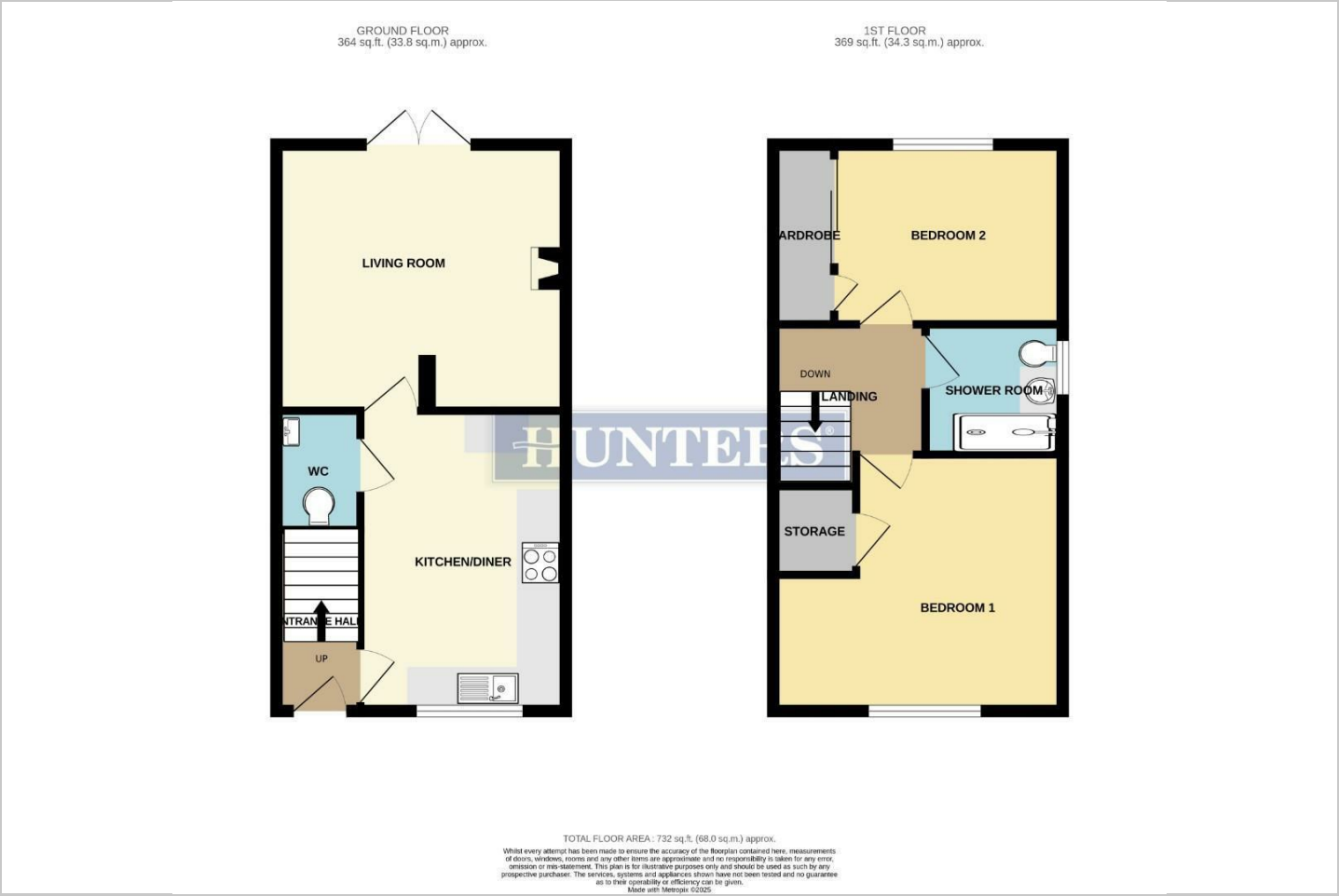
The serene shower room is the perfect spot to relax and unwind, having fully tiled floor and waterproof laminate to floor this makes for a easy clean space, comprising of double walk in shower, low flush WC and wash hand basin with vanity unit under, modern heated towel rail fitted and frosted uPVC window to the side finishes this room.

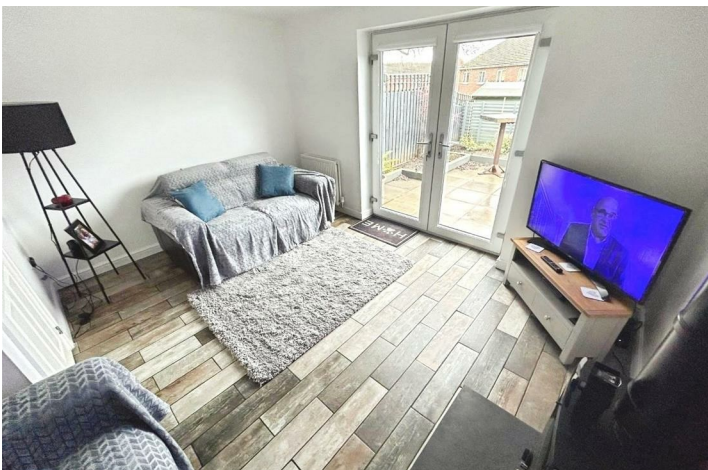
Exterior

The front of the property oozes kerb appeal, with a low maintenance front yard having raised flower bed and established plants and pebbles adding to the beauty, path gives access to front entrance, tar mac drive to the side allows ample off street secure parking, a gate then gives way to the rear garden if needed.

At the rear is a fully enclosed and well landscaped garden, made in to levels that everyone can enjoy, the first space is a paved area ideal for seating and enjoying a bbq in the warmer months, a decorative wooden arch leads to the second section where further seating can be placed and a wooden built shed adds storage, finally but certainly not least is a pebbled area surrounded by raised flower beds with established plants and shrubs to add colour and beauty, established trees and plants also sit to the bottom of the garden and in the borders adding further wow factor as well as privacy to this space.

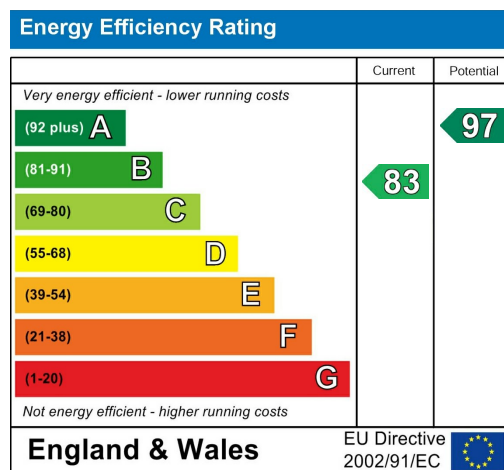
Floorplan







Energy Efficiency Graph



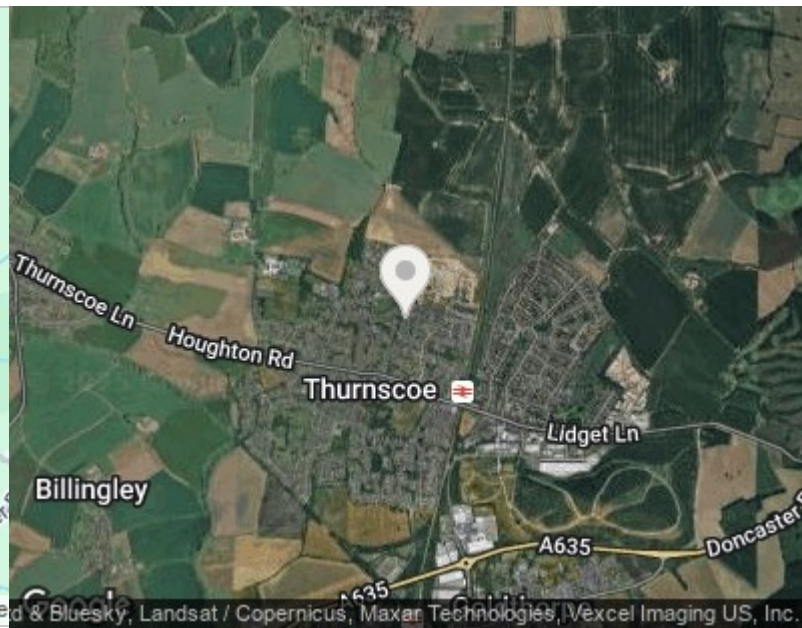
Viewing

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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