



## Springwood Grove

Thurnscoe, Rotherham, S63 0UA

Guide price Guide Price £190,000 -  
£200,000



- THREE BEDROOM SEMI DETACHED PROPERTY
- DETACHED GARAGE
- POPULAR LOCATION
- GOOD COMMUTE LOCATION
- EPC RATING: C
- SECURE OFF ROAD PARKING
- SPLENDID DECOR
- DOWNSTAIRS WC
- FREEHOLD
- COUNCIL TAX BAND: C

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Nestled in the desirable in Springwood Grove, Thurnscoe, Rotherham, this charming three-bedroom semi detached house offers a perfect blend of modern living and comfort. The property is designed over three storeys, providing ample space for families or professionals alike.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC, a compact kitchen equipped with integrated appliances, and a beautifully presented lounge. The lounge is a highlight of the home, featuring elegant French doors that open directly onto the large enclosed rear garden, creating an ideal setting for entertaining guests or enjoying quiet evenings outdoors.

The first floor comprises two generously sized double bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find the master bedroom with plenty of storage space. This room is designed to accommodate a variety of bedroom furniture, and it also includes a private ensuite for added convenience.

The property benefits from a large driveway along the side, providing ample off-street parking and detached garage. While the expansive rear garden features a slabbed patio area, perfect for outdoor gatherings or simply relaxing in the sun.

Situated in a prime location, this home offers excellent commuting options and is conveniently close to local amenities, making it an ideal choice for those seeking a vibrant community atmosphere. This delightful property is not to be missed and is sure to attract considerable interest.

## Entrance Hall

This delightful property boasts a spacious entrance hall, accessed through a modern composite door, which sets the tone for the rest of the home.

The ground floor features a well-appointed living room, perfect for relaxation and entertaining, alongside a functional kitchen that offers ample space for culinary pursuits. A convenient WC is also located on this level, enhancing the practicality of the home. The neutral décor throughout creates a warm and inviting atmosphere, while the tiled flooring ensures easy maintenance and cleanliness with staircase then rising to first floor.

## Downstairs WC

Handy addition to any busy house hold, this well presented room comprises of low flush WC, wash hand basin and chrome heated towel rail to finish

## Kitchen

The heart of the home is undoubtedly the modern fitted kitchen, which boasts a sleek white high gloss finish, providing ample storage and a contemporary feel. The contrasting work surface adds a touch of elegance, while the stainless steel sink, drainer, and matching mixer tap enhance both functionality and style. The kitchen is equipped with an integrated electric oven and hob, complete with an extractor fan, ensuring that cooking is a pleasure. Additionally, there is space and plumbing for a washing machine, making daily chores more convenient, finished with splash back tiles to walls, tiled floor and uPVC window to the front elevation.

## Lounge/Diner

As you enter, you are welcomed into the spacious and thoughtfully designed lounge/diner. This inviting area features a beautiful wooden floor and neutral decor, creating a warm and welcoming atmosphere. The room is enhanced by a wall-mounted radiator, ensuring a cosy environment throughout the year. Natural light floods in through the uPVC French doors, which open directly to the garden, making this space perfect for both relaxation and entertaining.

The lounge/diner serves as the heart of the home, providing ample room for a dining table as well as a comfortable family sofa. It is a wonderful space to gather with loved ones, whether for a casual meal or a lively evening of conversation.

## Landing

Spacious landing with doors leading to bedroom two, bedroom three and family bathroom. With carpet flooring, wall mounted radiator and staircase to the master bedroom.

## Bedroom Two

A large double bedroom benefiting from two uPVC windows overlooking the rear elevation. Comprising of modern décor, carpet to the floors and wall mounted radiator.

## Bedroom Three

A further good sized bedroom comprising of carpet flooring, wall mounted radiator and front facing uPVC windows.

## Family Bathroom

A beautifully presented large family bathroom with three piece suite. Comprising of low flush WC, wash hand basin over and panelled bath with shower over. Partially tiled walls with chrome towel rail and frosted uPVC window.

## Master Bedroom

One of the many wow factors of this home is the master bedroom located on the top floor, with vast amounts of space and can easily hold a queen sized bed as well as other furniture if needed. Comprising of double sliding door leading to large dressing area providing the storage space we all crave. Dormer window to the front aspect filling the room with natural light, having wall mounted radiator, carpet flooring and further door leading to the ensuite.

## En-suite

A large en suite shower room, comprising corner shower cubicle, wash hand basin , low flush WC, wall mounted radiator, tile flooring, Velux window and door leading to a eaves storage.

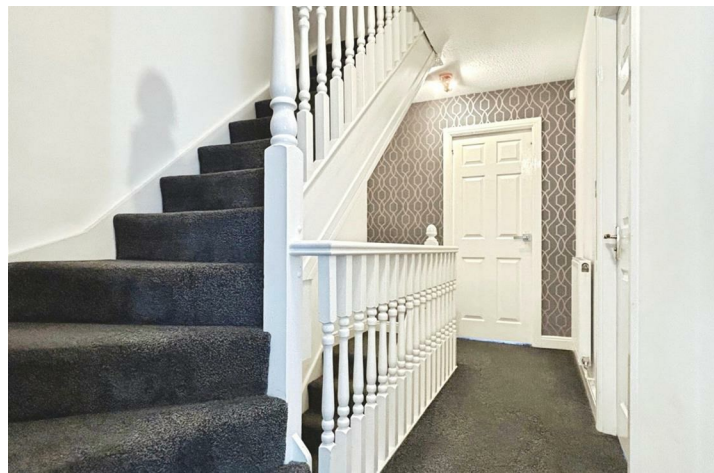
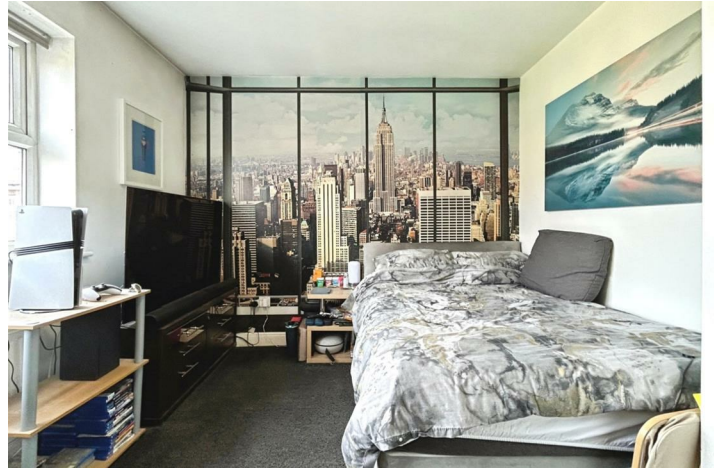
## Exterior

The front of the property has great kerb appeal, having trees and lawned area with driveway leading down side of the property to the detached garage. Slabbed pathway leading to Entrance door with wooden gate giving access to the enclosed rear garden.

To the rear of the property is a fully enclosed, well landscaped garden, surrounded by large wooden fencing adding privacy. Mainly laid to lawn with splendid slabbed patio area creating the perfect place for entertaining in the summer months.

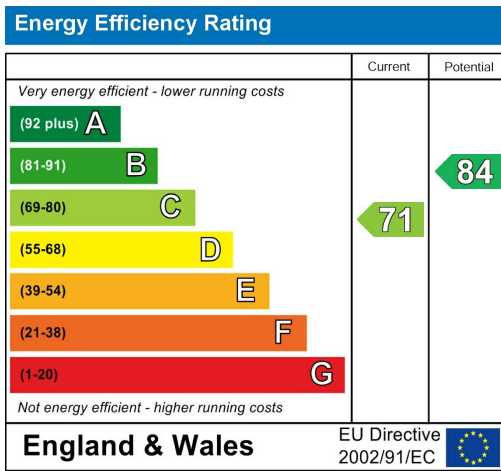
# Floorplan







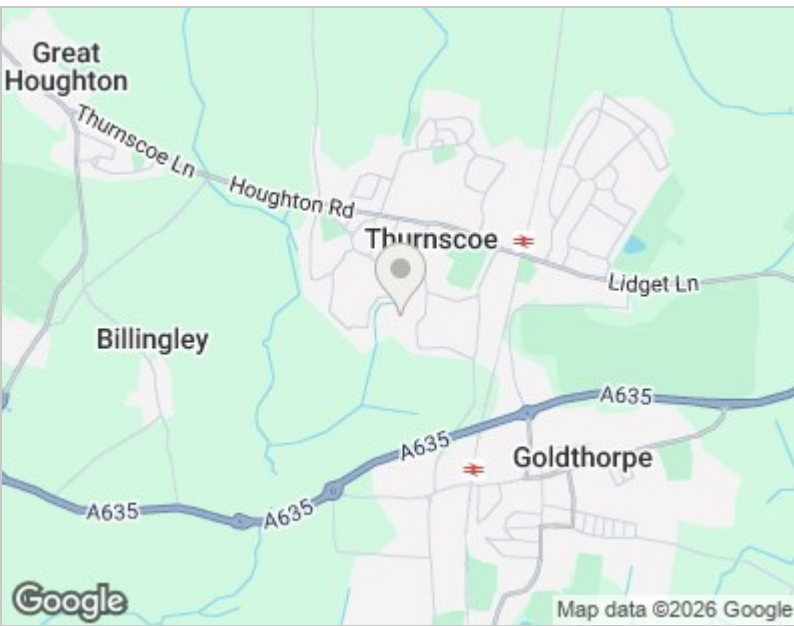
### Energy Efficiency Graph



### 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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