



## Hazel Grove

Thurnscoe, S63 0FL

Offers In The Region Of £180,000



- THREE BEDROOM SEMI DETACHED HOME
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING B
- NEWLY BUILT POPULAR ESTATE
- ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND B

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Welcome to this newly built three-bedroom semi-detached home, nestled in the sought-after new build estate of Hazel Grove, Thurnscoe. Spanning an impressive 818 square feet, this property offers generous dimensions that provide ample space for comfortable living.

As you enter, you will be greeted by modern fixtures and fittings that enhance the contemporary feel of the home. The open-plan layout is designed to maximise light and space, making it perfect for both relaxation and entertaining. Each of the three bedrooms is well-proportioned, providing a peaceful retreat for family members or guests.

The property boasts the added benefit of off-road parking, ensuring convenience for you and your visitors. The enclosed rear garden is a delightful feature, offering a private outdoor space for children to play or for you to enjoy a quiet moment in the fresh air.

Situated close to all local amenities, this home is ideally located for easy access to shops, schools, and recreational facilities, making it a perfect choice for families or professionals alike. With its modern design and prime location, this property is a fantastic opportunity for those looking to settle in a vibrant community.

Do not miss the chance to make this beautiful house your new home.

## Entrance Hall

Via a dark composite door this opens to the welcoming entrance hall, ideal for coats and shoes, with staircase rising to first floor landing and door opening to the kitchen/diner

## Kitchen/Diner

12'00" x 11'6" (3.66m" x 3.51m")

Step inside the light and airy kitchen/diner, the real hub of this home, having an array of modern wall and base units fitted providing storage, contrasting wood effect work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven as well as hob and extractor fan over, integrated white goods such as washing machine, dish washer and fridge freezer, neutrally decorated with ample space for a dining table, wall mounted radiator, uPVC window to the front and opening leading to hall finish this space.

## Hall

With doors leading to downstairs WC, storage cupboard and lounge.

## Downstairs WC

Handy addition to any busy household, comprising of low flush WC, pedestal wash hand basin, neutral décor, wall mounted radiator and frosted uPVC window to the side elevation.

## Living Room

11'9" x 14'8" (3.58m" x 4.47m")

The spacious living area really does bring the outdoors in with uPVC French doors opening to garden and filling this room with natural light, having neutral décor, aerial point in place and wall mounted radiator.

## Landing

From landing all doors lead to bedrooms and family bathroom.

## Bedroom One

11'1" x 11'11" (3.38m" x 3.63m")

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, having neutral décor, wall mounted radiator, uPVC

window to the front and door leading to the en-suite.

## En-suite

Perfect spot to refresh this room comprises of shower unit, low flush WC and pedestal wash hand basin, neutrally decorated, wall mounted radiator and frosted uPVC window to the front.

## Bedroom Two

8'6" x 10'6" (2.59m" x 3.20m")

Further good sized double bedroom with neutral décor, wall mounted radiator and uPVC window to the rear.

## Bedroom Three

7'4" x 5'11" (2.24m" x 1.80m")

Roomy third bedroom or great home office this room is neutrally decorated with wall mounted radiator and uPVC window to the rear.

## Family Bathroom

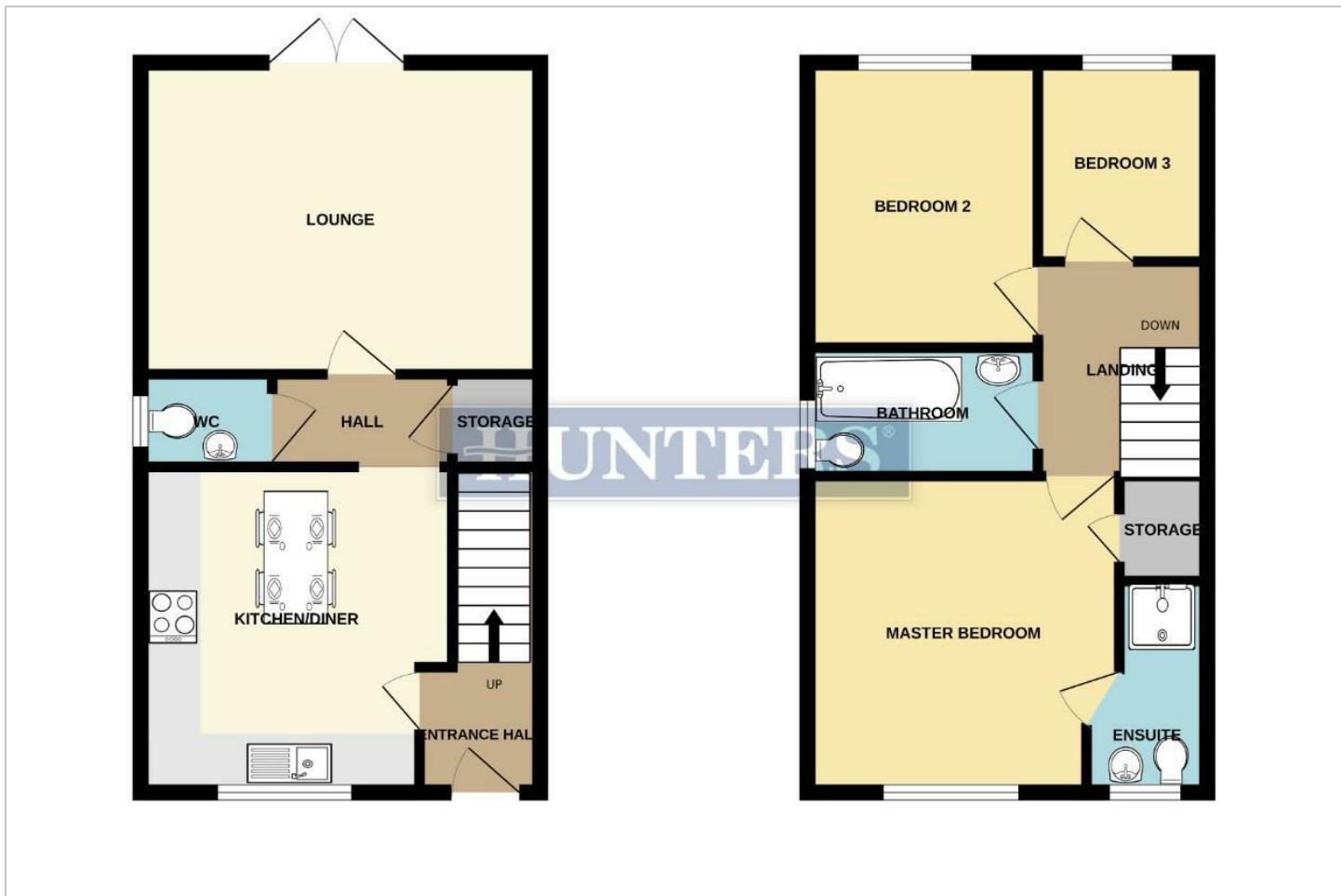
Ideal to relax and unwind the family bathroom comprises of low flush WC, pedestal wash hand basin and bath with decorative splash back tiles, wall mounted radiator and uPVC frosted window to the side elevation.

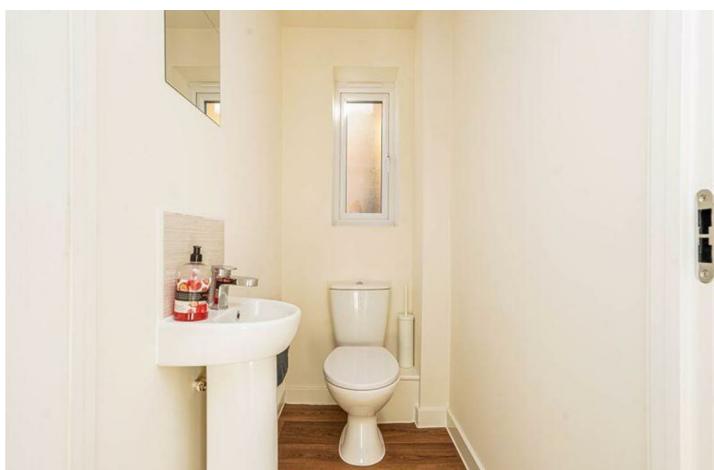
## Exterior

To the front of this home is a well maintained tarmac driveway allowing for secure off road parking for a couple of cars, paved path leads to front entrance as well as down the side of the home and to the rear

At the rear stands a fully enclosed well maintained garden, partly paved ideal for seating and enjoying the warmer weather, leading to a lawn, this really is a space all the family can enjoy.

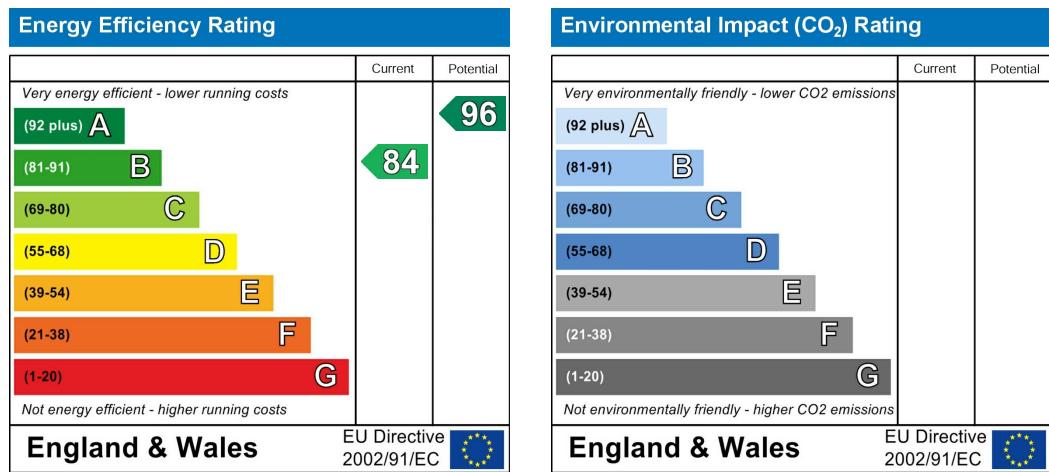
## Floorplan







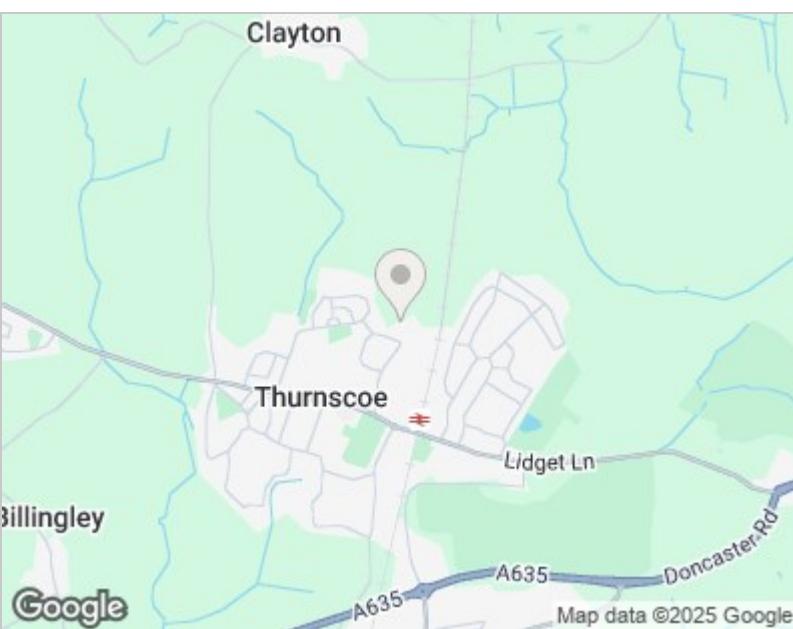
## Energy Efficiency Graph



## 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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