

# HUNTERS<sup>®</sup>

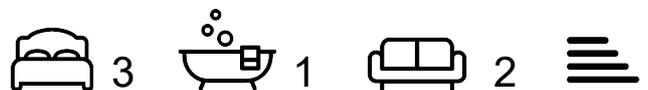
HERE TO GET *you* THERE



## Clayton Lane

Thurnscoe, Rotherham, S63 0RX

Guide Price £220,000 - £230,000



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- IMPRESSIVE FULLY ENCLOSED REAR GARDEN WITH SUMMER HOUSE AND PERGOLA
- LARGE CONSERVATORY MAKING A SECOND RECEPTION
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND B
- OFF ROAD PARKING WITH ROOMY DRIVEWAY
- ROAMING FIELD VIEWS TO FRONT AND REAR
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG WITH ADDED MULTI FUEL BURNER
- EPC RATING TBC

Tel: 01709 894440

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Nestled on Clayton Lane in the charming village of Thurnscoe, Rotherham, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and convenience. With picturesque field views both to the front and rear, this property is a serene retreat from the hustle and bustle of everyday life.

As you approach the house, you will appreciate the generous off-road parking provided by a large driveway, ensuring ample space for your vehicles. The extensive enclosed rear garden is a true highlight, featuring a lovely summer house/bar and an inviting pergola, ideal for enjoying the outdoors in privacy while taking in the tranquil views of the surrounding fields.

Inside, the property boasts a spacious large conservatory that serves as a second reception room, providing a bright and airy space for relaxation or entertaining guests. The three well-proportioned bedrooms offer comfortable living for families, making this home a wonderful choice for those seeking a peaceful yet practical lifestyle.

Conveniently located, this property is close to all local amenities, ensuring that daily necessities are just a stone's throw away. Additionally, its excellent transport links make commuting a breeze, connecting you to nearby towns and cities.

This charming family home on Clayton Lane is not just a house; it is a place where memories can be made. With its appealing features and prime location, it presents an exceptional opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

### Entrance Hall

15'5" x 7'02" (4.70m" x 2.18m")

Through a uPVC and decorative glass front door is the welcoming entrance hall, ideal for coats and shoes, with laminate to the floor, wall mounted radiator, stairs rising to first floor, under stairs storage and doors leading to the kitchen, lounge/diner and handy storage cupboard which is also home to the combi boiler.

### Kitchen

18'3" x 7'5" to 6'8" (5.56m" x 2.26m" to 2.03m")

The well designed kitchen has an array of wall and base units fitted providing storage with contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, grill and hob with extractor fan over, integrated washing machine, tiled floor for easy clean, wall mounted radiator, neutral décor and filled with natural light from two uPVC windows once to the rear and the other to the conservatory, finished with a barn style uPVC entrance door.

### Lounge/Diner

23'3" x 11'19" (7.09m" x 3.35m")

Step inside the real hub of the home, the open plan lounge/diner with access to the conservatory makes this room a space the whole family can enjoy and is the ideal spot to entertain guests, starting with the living area having a uPVC bay window to the front, not only filling the room with natural light but giving stunning field views over the front, having wall mounted radiator and aerial point.

To the centre of the room is a multi fuel burner with surround, giving the space a focal point as well as that cosy feel and then allowing ample space for a large dining table to enjoy meals as a family, uPVC French style doors then open into the conservatory.

### Conservatory / Second Reception

16'7" x 9'7" (5.05m" x 2.92m")

Adding wow factor to this already impressive family home is the spacious conservatory, used currently as a second reception room, beautifully presented with laminate floor, aerial point, wall mounted radiator and windows as well as uPVC French style doors to the rear garden really brining the outdoors in. This is a space that can be enjoyed all year round.

### Landing

The roomy landing has a uPVC window to the side elevation and all doors leading to bedrooms and bathroom.

### Bedroom One

13'11" x 9'01" to wardrobes (4.24m" x 2.77m" to wardrobes )

The generously sized master bedroom has fitted wardrobes providing that extra storage space we all crave, uPVC bay window makes a feature and gives the stunning field views to the front elevation, wall mounted radiator then finished the room.

### Bedroom Two

12'4" x 8'9" to wardrobes (3.76m" x 2.67m" to wardrobes)

Further good sized double bedroom again with fitted wardrobes providing storage, having wall mounted radiator and uPVC window to the rear looking over the impressive garden and field views to the back.

### Bedroom Three

8'3" x 7'4" (2.51m" x 2.24m")

Sizable single bedroom or would making a great dressing room/home office if needed, decorated in neutral tones with wall mounted radiator and uPVC window to the rear again with those beautiful views.

### Bathroom

7'1" x 6'4" (2.16m" x 1.93m")

The serene family bathroom is the perfect spot to relax and unwind, comprising of low flush WC, wash hand basin built in a vanity unit and bath with shower head attached to taps and shower curtain in place, fully tiled for easy clean, wall mounted radiator and uPVC frosted window to the front.

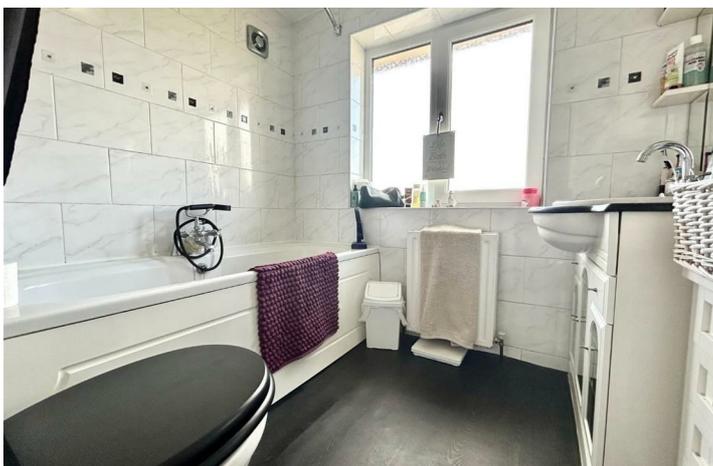
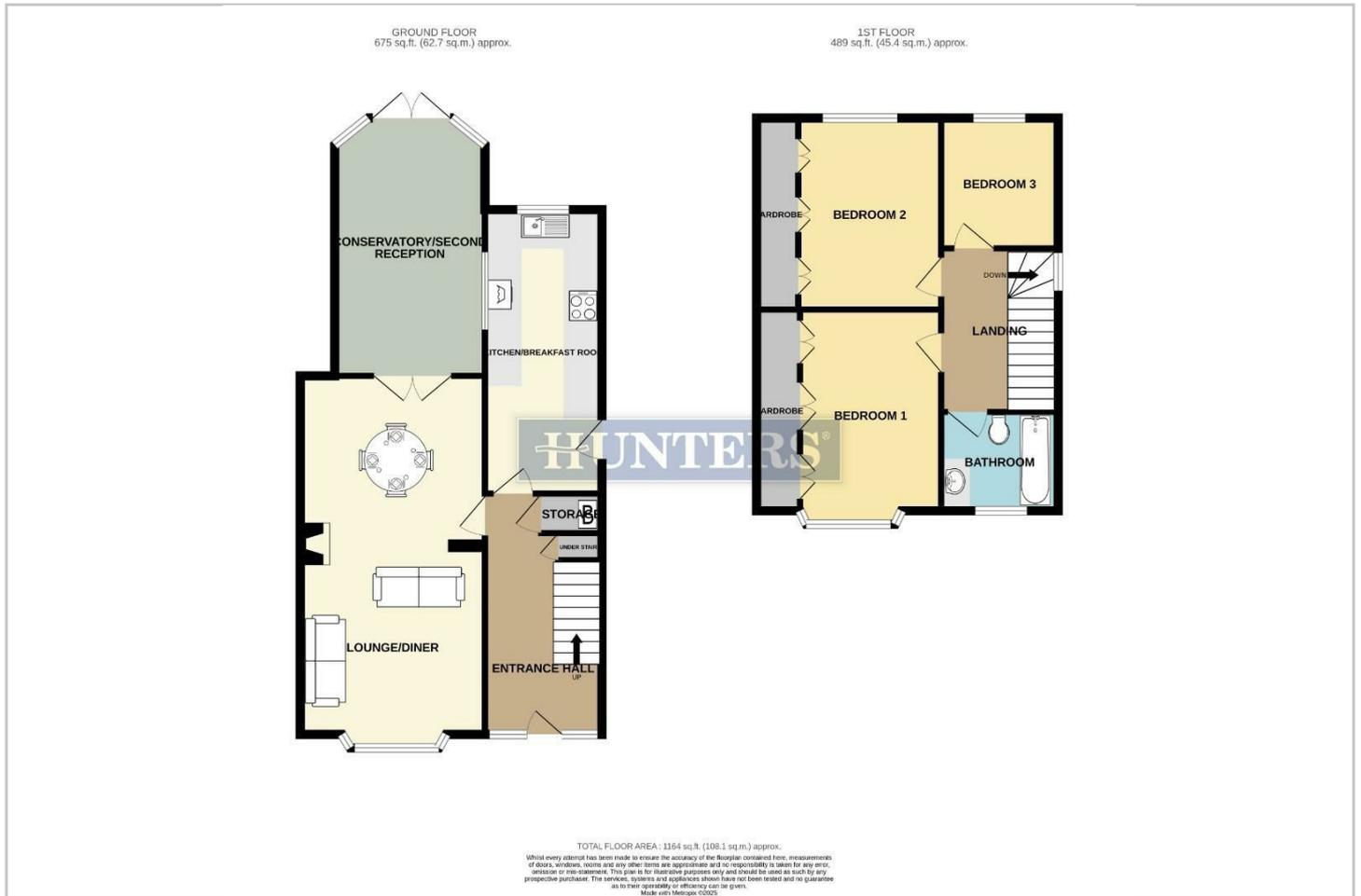
### Exterior

The front of home oozes kerb appeal, starting with a large drive way leading from front to rear with ample room for multiple cars, a well maintained side garden with established trees, plants and shrubs offers not only a splash of colour but adds further privacy, steps lead to front entrance with decorative iron gates giving way to the side and rear elevations if needed.

The spectacular rear garden is fully enclosed and is a real hidden gem, split in to sections that all the family and guests can enjoy, starting with a beautiful patio area you can access via the conservatory, making this an ideal spot for seating, surrounded by established plants and shrubs to the boarders adding colour and beauty, the garage that was once used for further off road parking has now been split in two, with an up and over door leading to a smaller storage side, ideal for bikes or garden equipment with further door leading to a space that could be anything you need a gym or playroom for older kids.

A decked pathway leads to the summerhouse/bar with power and lighting in place, this can be used all year round and will certainly have guests wanting to return, the path then leads to a wooden pergola which is enclosed and has roofing, again with lighting and can easily sit over 15 people. Steps from the path then lead to the impressive well maintained lawn with raised flower bed having plants and shrubs adding to the beauty and arch way opens to the back of the garden where two wooden built sheds stand, once currently has been converted and is a WC with wash hand basin, especially needed when entertaining in this stunning garden, the other is great added storage space, gate then opens to fields at the rear.

# Floorplan







## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## 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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