

HUNTERS[®]

HERE TO GET *you* THERE



Bluebell Way

Thurnscoe, S63 0FQ

Asking Price £165,000



- TWO BEDROOM SEMI DETACHED PROPERTY
- GENEROUS DIMENSIONS THROUGHOUT
- DOWNSTAIRS WC
- MODERN NEUTRAL DECOR
- EPC RATING: B
- DRIVEWAY PROVIDING OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SPLENDID VIEWS OF THE SURROUNDING FIELDS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: B

Tel: 01709 894440

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Nestled in the charming new build estate in Thurnscoe, this delightful two-bedroom semi-detached house offers a blend of modern living, perfect for first time buyers. Built in 2024, the property spans an impressive 667 square feet and boasts splendid views of the surrounding fields, providing a serene backdrop for your daily life.

Standing on the ground floor, you will find a spacious kitchen diner, complete with a handy pantry, ideal for those who enjoy cooking and entertaining. The open layout creates a warm and inviting atmosphere, perfect for family gatherings or quiet evenings at home. The property also features a cosy Lounge area and convenient downstairs WC, adding to the practicality of the living space.

Both bedrooms are generously sized doubles, ensuring comfort and relaxation for all occupants. The enclosed rear garden is a true highlight, offering a private outdoor space where you can unwind or host summer barbecues on the patio area.

Additionally, the driveway provides off-road parking, a valuable asset in today's busy world. This property is not just a house; it is a home that promises a lifestyle of comfort and tranquillity. With its modern features and beautiful views, this semi-detached gem is an opportunity not to be missed. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs and exceed your expectations.

ENTRANCE HALL

3'08" x 3'05" (1.12m x 1.04m)

Stepping through a stunning black composite front entrance door, leads you into this exquisite property. Greeted by a fresh and welcoming space providing the perfect location to take off those muddy wellies. Having carpet flooring with door leading to the Lounge area and carpeted stairs rising to first floor.

LOUNGE

9'11" x 12'00" (3.02m x 3.66m)

An elegant living space, boasting neutral décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior, having carpet flooring, wall mounted radiator, aerial point in place with door leading into the kitchen/diner.

KITCHEN/DINER

13'00" x 14'08" narrowing to 10'09" (3.96m x 4.47m narrowing to 3.28m)

The real hub of the home is the kitchen/diner, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven with gas hob and extractor fan over, integrated white goods such as fridge/freezer, dishwasher and washing machine, ample room for dining table to entertain guests, wall mounted radiator, neutral décor, uPVC window to the rear as well as rear composite door to the garden and further doors leading to the downstairs WC and handy pantry.

DOWNSTAIRS WC

2'09" x 5'01" (0.84m x 1.55m)

A handy addition to any busy household, comprising low flush WC, wall mounted corner hand basin and wall mounted radiator.

LANDING

6'04" x 5'01" (1.93m x 1.55m)

Carpeted landing with doors leading to both double Bedrooms and Bathroom. Neutrally decorated, having access to the loft hatch providing access to the fully boarded loft with lighting.

BEDROOM ONE

13'00" x 9'10" (3.96m x 3.00m)

An elegant master bedroom providing plenty of storage space we all crave. Neutral décor with carpet flooring, wall mounted radiator and large uPVC window to the rear elevation letting in the natural light whilst proving beautiful views of the surrounding fields.

BEDROOM TWO

13'00" x 9'10" narrowing to 8'04" (3.96m x 3.00m narrowing to 2.54m)

Another good sized double bedroom, decorated in neutral tones with uPVC window to the front, carpet flooring, wall mounted radiator and handy over stairs storage cupboard.

BATHROOM

6'04" x 6'07" (1.93m x 2.01m)

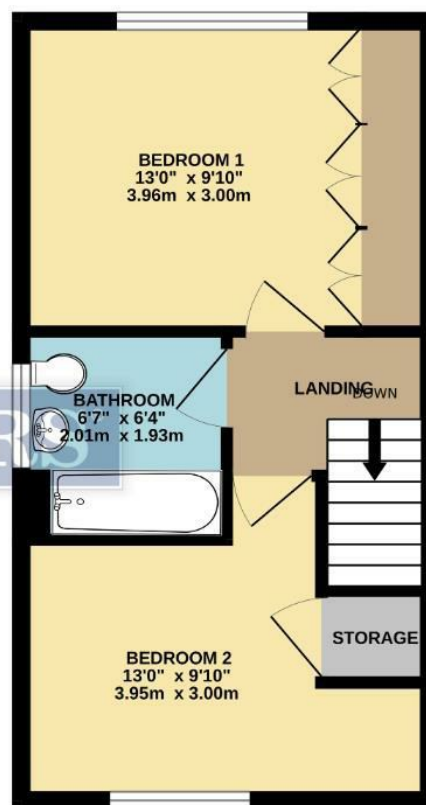
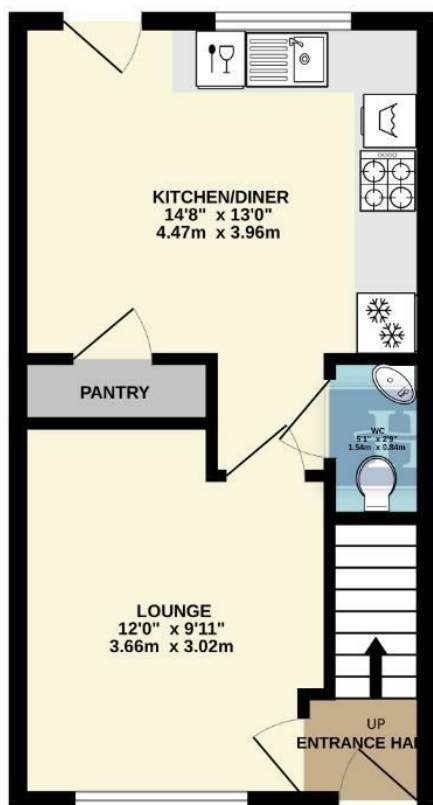
The Bathroom is the ideal spot to relax and unwind, fitted with a three piece suite. Comprising of panelled bath with shower over and glass screen, low flush WC and wash hand basin, splash back tiles, neutral décor, vinyl flooring, wall mounted radiator and frosted uPVC window to the side elevation.

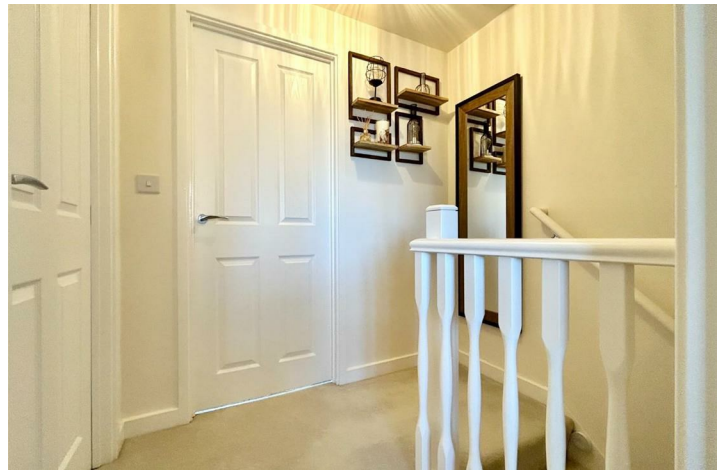
EXTERIOR

Offering kerb appeal the front of the home is a well maintained and low maintenance garden area, with driveway allowing secure off road parking for one vehicle and potential to create further off street parking. Paved pathway leading to the front entrance door as well as the side of the home to gain access to the rear if needed.

To the rear is a fully enclosed garden area, benefitting from paved patio ideal for seating in the warmer months, with well maintained lawn surround by high wooden fencing creating that extra bit of privacy. Having extra bonuses of an electric point, outside tap and outside lighting.

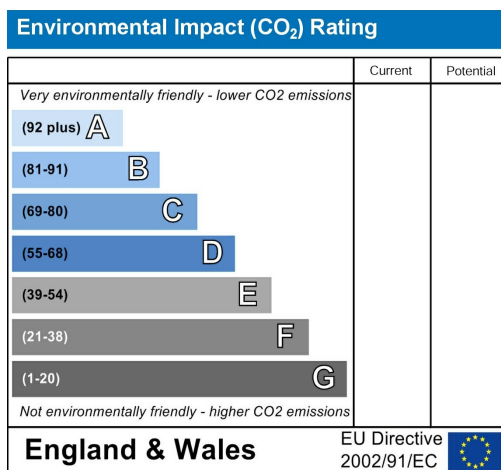
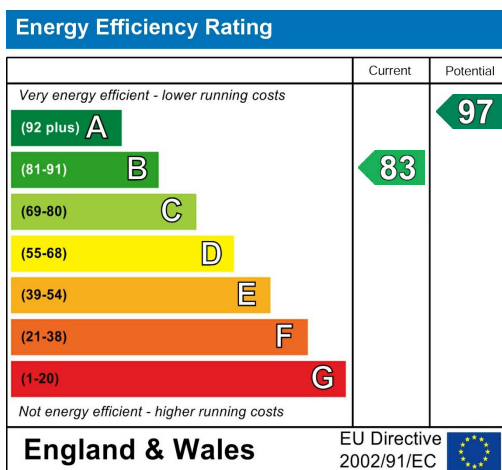
Floorplan







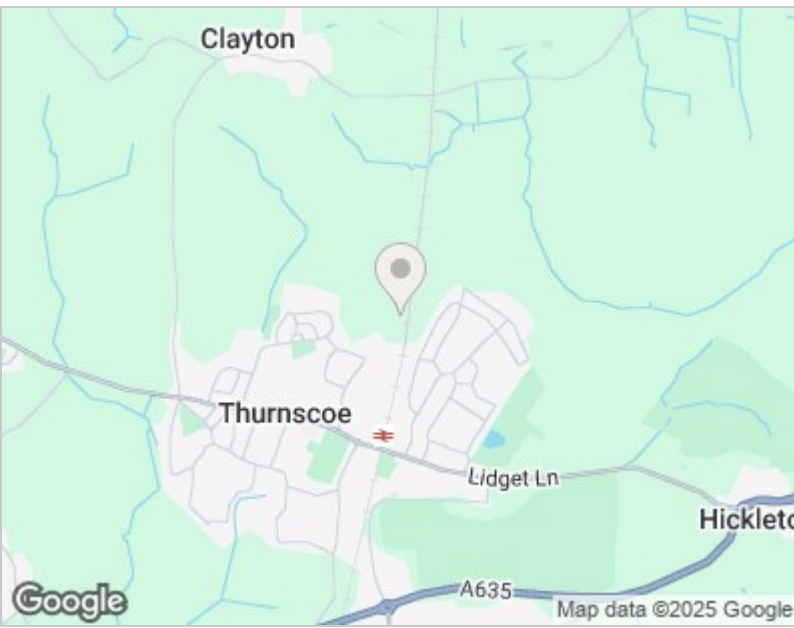
Energy Efficiency Graph



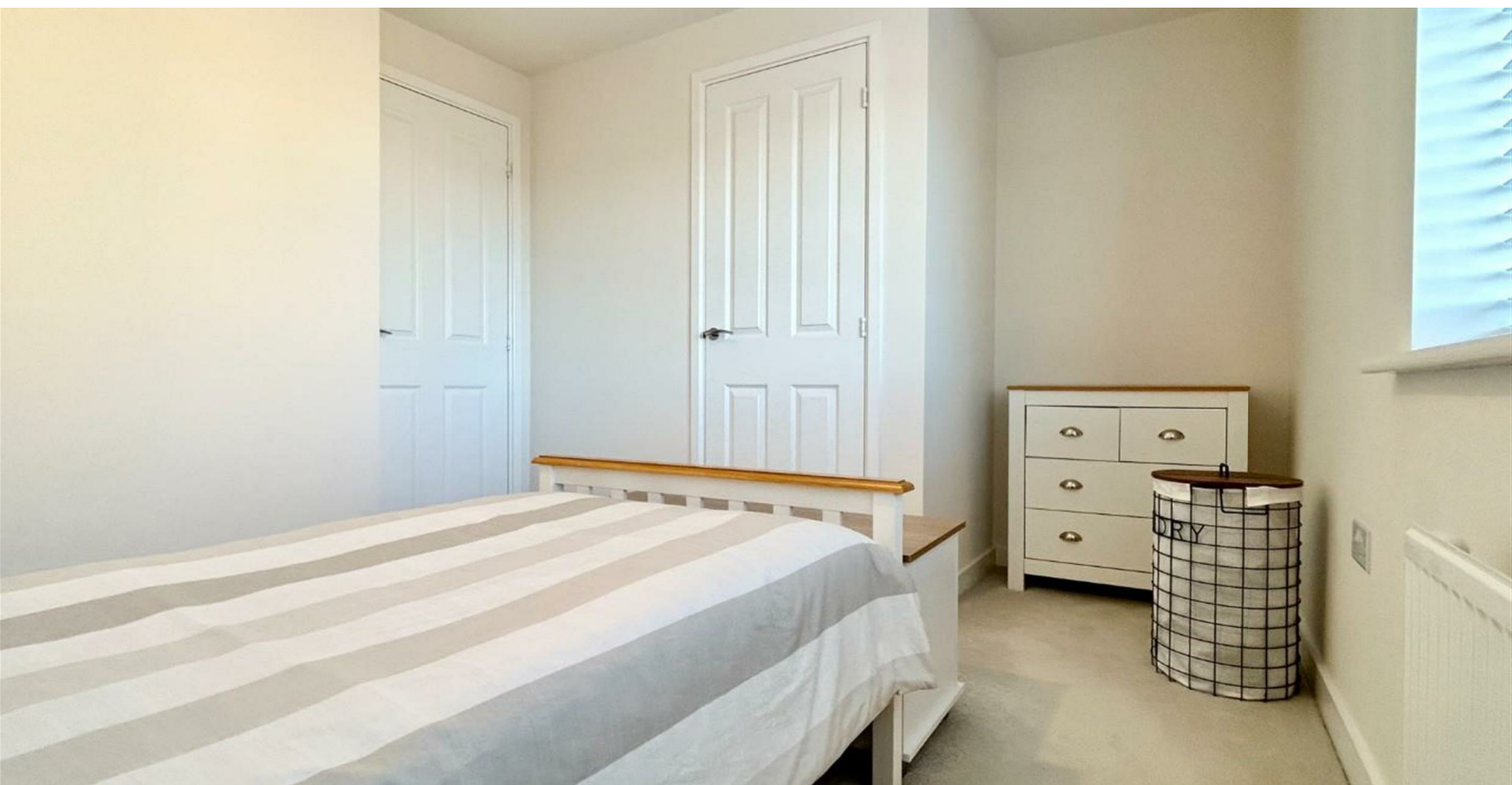
Viewing

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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