



Thorpefield Drive

Thorpe Hesley, Rotherham, S61 2UF

Guide Price £190,000



- 2 BED SEMI DETACHED
- LOVELY FTB HOME
- QUIET LOCATION
- GOOD COMMUTER LOCATION
- FREEHOLD

- MODERN FIXTURES AND FITTINGS
- READY TO JUST MOVE STRAIGHT IN
- SPACIOUS DIMENSIONS
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX B

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GUIDE PRICE £190,000 - £200,000 Nestled in the tranquil village of Thorpe Hesley, Rotherham, this beautifully presented two-bedroom semi-detached house offers an ideal opportunity for first-time buyers seeking a stylish and modern home. The property is situated on the desirable Thorpefield Drive, providing a peaceful setting while remaining conveniently close to local amenities.

Upon entering, you are greeted by a welcoming hallway that leads into a bright and airy living room, perfect for relaxation and entertaining. The spacious kitchen diner is a highlight of the home, offering ample space for family meals and gatherings. The two well-proportioned bedrooms provide comfortable living spaces, while the well-appointed bathroom adds to the overall appeal of this charming residence.

The enclosed rear garden is a delightful feature, providing a private outdoor space for gardening, play, or simply enjoying the fresh air. This home truly encapsulates everything a first-time buyer could desire, combining modern living with the warmth of a village atmosphere.

Thorpe Hesley is renowned for its community spirit and boasts excellent local amenities, including well-regarded schools and convenient transport links to both Sheffield and Rotherham. This property is not just a house; it is a place to create lasting memories.

Early viewing is strongly recommended to fully appreciate the charm and potential of this lovely home, as opportunities in this sought-after area are sure to attract considerable interest. Don't miss your chance to make this delightful property your own.

ENTRANCE HALLWAY

Entered via a frosted composite door, the entrance hallway comprises grey laminate flooring, one radiator, BT point and alarm panel. Stairs rise to the first floor with access through to the living room.

LIVING ROOM

14'0 x 10'6 (4.27m x 3.20m)

A bright and airy living room comprising a uPVC window, one radiator, TV aerial point and wall lights. Beautifully finished with pearl oak herringbone flooring, with the added benefit of understairs storage with shelving.

KITCHEN / DINER

13'7 x 9'9 (4.14m x 2.97m)

A well-appointed kitchen diner fitted with a range of light wood wall and base units with contrasting black laminate worktops and white tiled splashback. Comprising a white freestanding gas oven and hob, stainless steel sink with chrome mixer tap and a breakfast bar with undercounter space for a fridge, freezer and washing machine. With ample space for a dining table, this is a fantastic space for everyday family life and entertaining alike. Finished with laminate flooring, two uPVC windows and a glazed uPVC door leading onto the garden.

LANDING

A useful landing with doors leading to all rooms, uPVC window and loft hatch.

MASTER BEDROOM

11'2 x 10'5 (3.40m x 3.18m)

A spacious double bedroom fitted with sliding mirrored wardrobes and a storage cupboard with hanging space. Further comprising one radiator, TV aerial point, wall lights and one uPVC window.

BEDROOM 2

11'8 x 7'4 (3.56m x 2.24m)

A further double bedroom comprising one radiator, TV aerial point and one uPVC window.

BATHROOM

8'6 x 5'10 (2.59m x 1.78m)

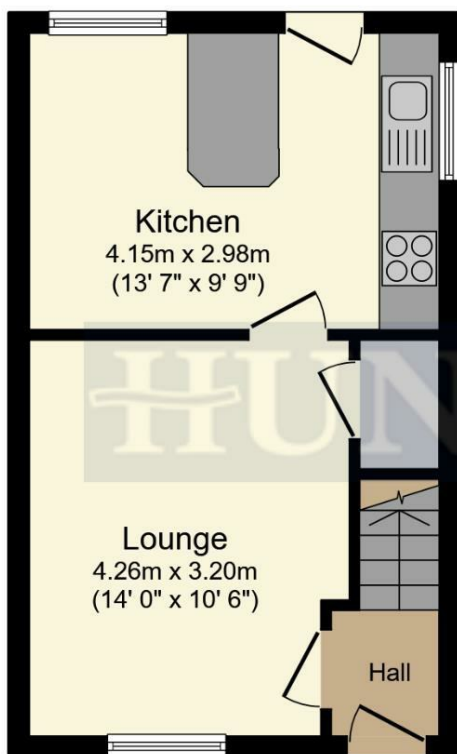
A well-appointed bathroom tiled in serene natural tones, comprising a white bath with chrome shower over, pedestal sink, low flush WC, shaver point, chrome towel radiator, extractor fan and frosted uPVC window. A cupboard neatly houses the wall-mounted boiler.

EXTERIOR

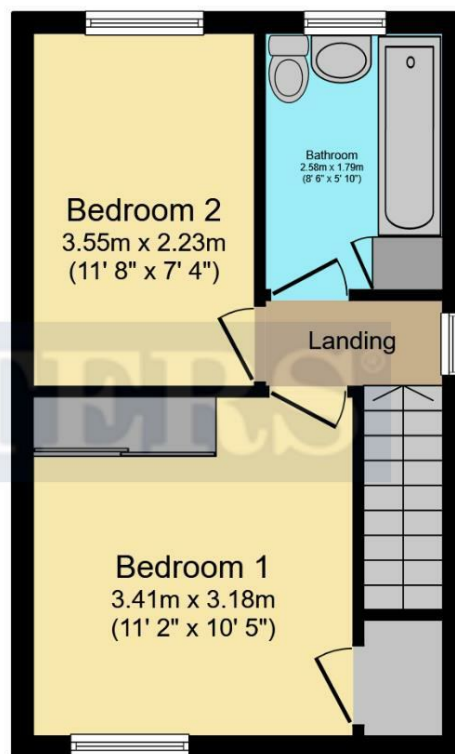
To the front, the property benefits from a driveway for two vehicles, a front lawn and outdoor lighting.

To the rear is a fully enclosed garden comprising a paved patio area, lawn, established edges and shrubs, a shed, outside tap and security lighting. The property further benefits from CCTV.

Floorplan



Ground Floor



First Floor

Total floor area: 58.2 sq.m. (626 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

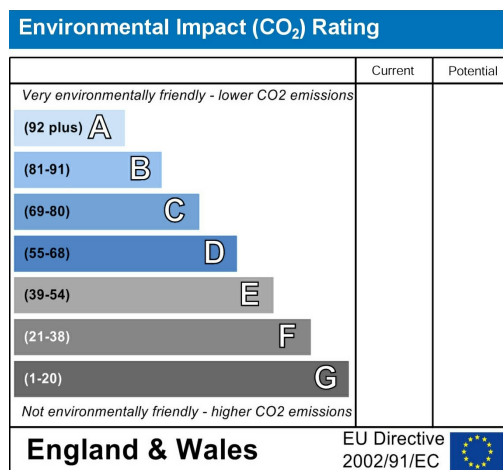
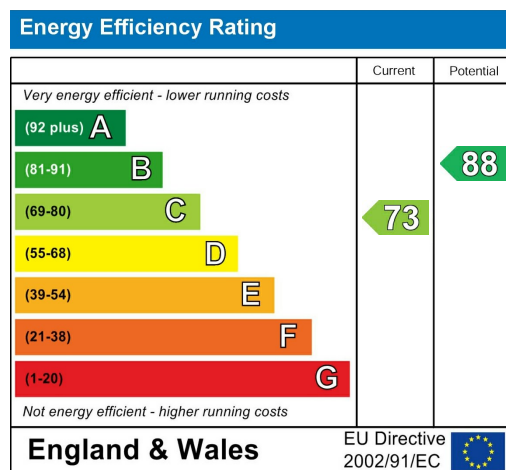
HUNTERS







Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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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