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## The Bellfields

Thorpe Hesley, Rotherham, S61 2PG

Guide Price £450,000 - £475,000



- 4 BED DETACHED
- LARGE PLOT SIZE
- CHARMING DECOR
- AMPLE OFF ROAD PARKING PLUS DOUBLE GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- STUNNING RURAL VIEWS
- GENEROUS DIMENSIONS THROUGHOUT
- WELL KEPT SOUTH WEST FACING GARDENS
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND E

Tel: 0114 257 8999

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GUIDE PRICE £450,000 - £475,000. Nestled in the tranquil and popular cul-de-sac of The Bellfields, Thorpe Hesley, this charming four-bedroom detached home offers a delightful blend of comfort and potential. Set on a generous corner plot, the property boasts spectacular rural views to the rear, making it a true breath of fresh air.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The home features three well-appointed bathrooms, ensuring convenience for family living. The generous dimensions throughout the property allow for a variety of living arrangements, and there is plenty of scope for extension or reconfiguration should you wish to personalise your space further.

The extensive south-west facing garden is beautifully landscaped, providing a perfect outdoor retreat for families and garden enthusiasts alike. Additionally, the property benefits from ample off-road parking, with a large driveway leading to a double garage, making it ideal for those with multiple vehicles.

Located in the heart of Thorpe Hesley, this home is within walking distance to local amenities and is surrounded by reputable schools, making it an excellent choice for families. The property is also conveniently situated on the edge of the picturesque Wentworth Estate, just a few minutes from the M1 and with direct roads leading to Rotherham, Sheffield, and Barnsley.

This captivating home must be seen to truly appreciate its stunning views, extensive plot size, and the potential it holds. We encourage you to book a viewing now to avoid disappointment and discover the charm of this delightful property for yourself.



## ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, making a great impression on any guest, characterfully decorated with dark wood tones, comprising Amtico flooring, wall mounted radiator, large under stairs storage cupboard/cloakroom with light, telephone point and stairs rising to the first floor.

## LIVING ROOM

20'6 x 11'11 (6.25m x 3.63m)

Glazed French doors open out into a sizeable living space, drenched in natural light through a large front facing uPVC window and sliding uPVC doors leading out directly onto the patio, framing the view perfectly throughout the year. The room boasts a superb fireplace made from solid oak, with marble surround and a coal effect gas fire giving a great focal point to the room and cosy feel in the wintry month, also comprising Amtico flooring, two wall mounted radiators, telephone point and aerial point.

## KITCHEN

14'5 x 9'1 (4.39m x 2.77m)

An elegant kitchen hosting an array of medium wood wall and base units providing plenty of storage space, durable granite worksurfaces, inset sink with carved drainer, plinth spotlighting, 5 ring Rangemaster, contemporary black extractor above, integrated fridge/freezer, integrated dishwasher, housed Boiler, wall mounted radiator, uPVC window overlooking the garden, rear glazed uPVC back door and doorway leading directly into the dining room with scope to merge the two, creating a great social space or family hub.

## DINING ROOM

10'7 x 10'2 (3.23m x 3.10m)

A sumptuous dining room, comprising front facing uPVC window, wall mounted radiator, Amtico flooring and aerial point.

## DOWNSTAIRS WC

5'9 x 2'10 (1.75m x 0.86m)

A handy addition to any busy household, decorated in nautical tones, comprising low flush WC, ceramic hand basin, wall mounted radiator and frosted uPVC window.

## BEDROOM 1

13'0 x 10'0 (not including wardrobes) (3.96m x 3.05m (not including wardrobes))

A well presented master bedroom hosting a wall of fitted wardrobes, wall mounted radiator, laminate flooring, aerial point and a rear facing uPVC window with the best view in the house! Door leads into the ensuite shower room.

## ENSUITE SHOWER ROOM

9'7 x 4'2 (2.92m x 1.27m)

A modern, monochrome shower room, fully tiled and panelled, comprising large shower cubicle with drench shower, square hand basin mounted on a black mosaic plinth, low flush WC, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

## BEDROOM 2

10'5 x 10'3 (3.18m x 3.12m)

A good sized double bedroom, hosting laminate flooring, aerial point and front facing uPVC window.

## BEDROOM 3

11'5 x 7'4 (3.48m x 2.24m)

A further good sized double bedroom, comprising laminate flooring, wall mounted radiator and front facing uPVC window.

## BEDROOM 4

9'1 x 6'4 (not including wardrobes) (2.77m x 1.93m (not including wardrobes))

A good single bedroom, nursery or home office, boasting handy built in wardrobes, wall mounted radiator, telephone point and rear facing uPVC window.

## BATHROOM

7'1 x 5'9 (2.16m x 1.75m)

A generously sized family bathroom, fully tiled, boasting a luxurious whirlpool bath, pedestal sink, low flush WC, wall mounted radiator, laminate flooring, loft hatch and frosted uPVC window.

## GARAGE

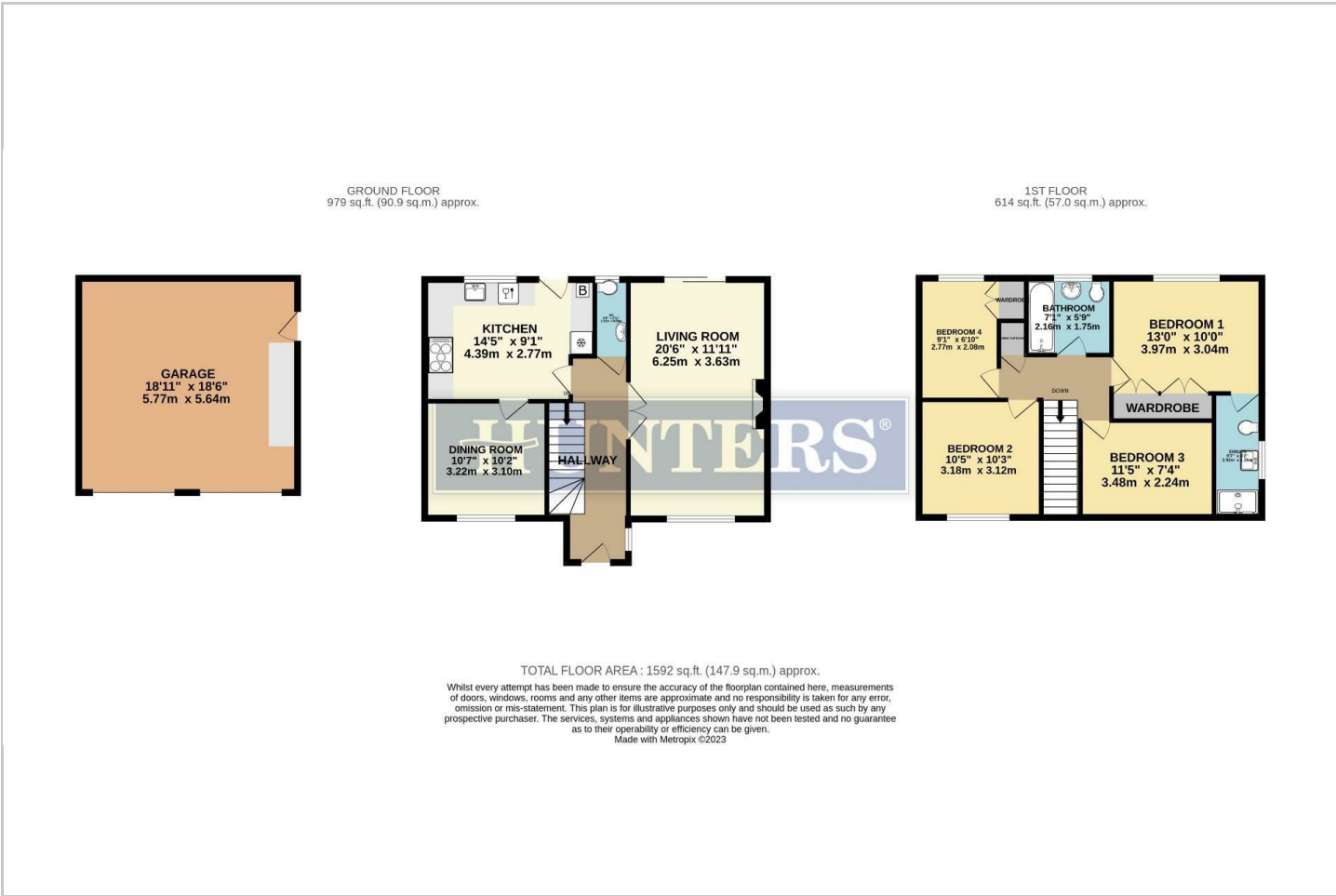
18'11 x 18'6 (5.77m x 5.64m)

Offering that extra storage we all crave or secure off road parking, this substantial double garage boasts two electric garage doors, built in units with under counter space and plumbing for a washing machine/dryer, glazed uPVC side door that leads directly to the garden, boarded eaves providing even more storage, with lighting and sockets throughout.

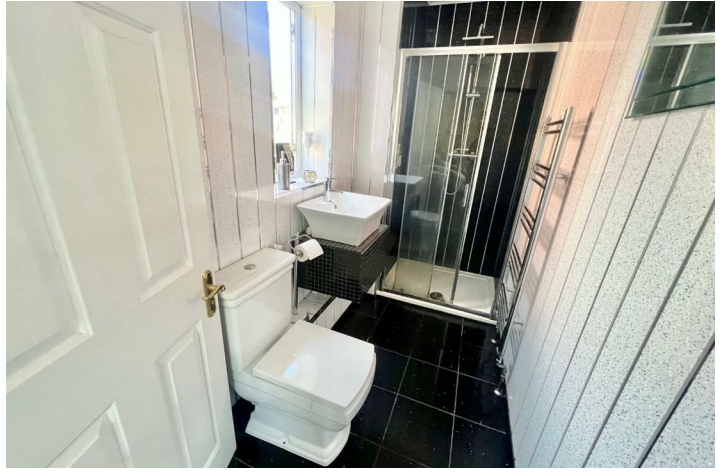
## EXTERIOR

The front of the property boasts picture perfect kerb appeal, with climbing ivy's, established trees, well tamed lawns, uplighters, stepping stones to the front door and a sizeable driveway providing plenty of off road parking. To the rear of the property is a fully enclosed, sun drenched, extensive, well landscaped garden backing on to a beautiful scenic view of the rolling fields and beyond. The garden is mainly laid to lawn with a block paved patio area perfect for entertaining in the summer months, well stocked flower beds adding splashes of colour throughout the year, floodlight lighting, timed lighting, sockets throughout the garden and an outside tap.

Floorplan



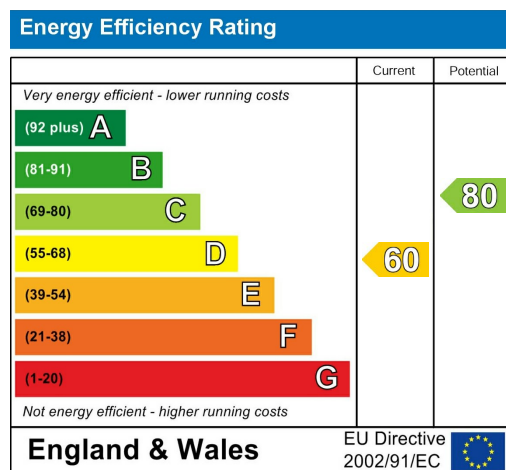








## Energy Efficiency Graph

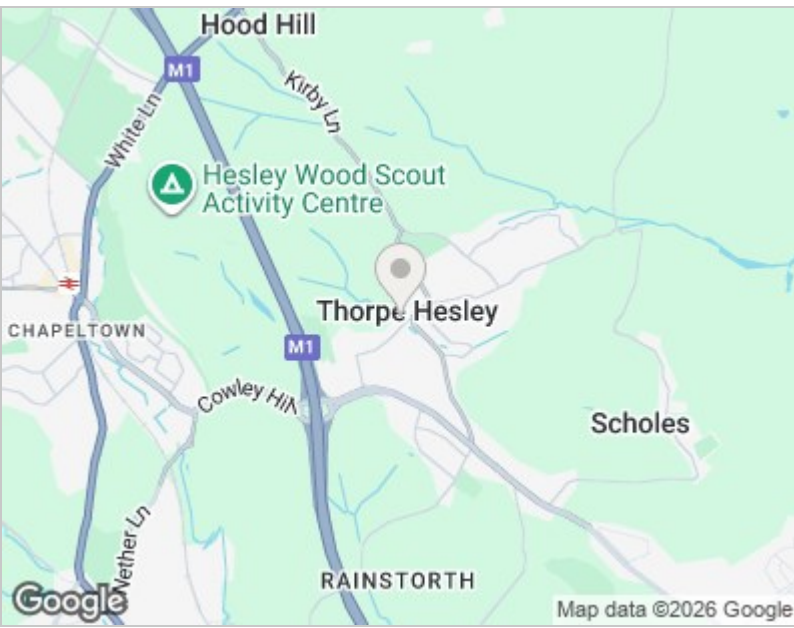


## Viewing

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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