



## Avocet Way

Thorpe Hesley, Rotherham, S61 2UU

Guide Price £340,000 - £370,000



- 5 BED DETACHED
- GENEROUS DIMENSIONS
- BEAUTIFUL GARDEN
- AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- EXTENDED
- SCOPE TO RECONFIGURE IF DESIRED
- READY TO PUT YOUR STAMP ON IT
- QUIET CUL DE SAC LOCATION
- COUNCIL TAX D

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GUIDE PRICE £340,000 - £350,000. WELCOME TO AVOCET WAY, THORPE HESLEY, A BEAUTIFULLY PRESENTED, EXTENDED FIVE BEDROOM DETACHED HOUSE, PERFECTLY POSITIONED ON A QUIET CUL DE SAC! Located in the sought after commuter village of Thorpe Hesley, on the door step of the Wentworth Estate, close to an array of amenities , surrounded by reputable schools and minutes away from the M1 with direct roads leading to Rotherham, Barnsley and Sheffield.

This property boasts two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. Hosting five bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The house has been thoughtfully extended, offering a flexible layout that can easily be adapted to your lifestyle and needs. Step outside to discover the well-landscaped garden, perfect for enjoying the outdoors and hosting summer barbecues, it also provides a tranquil escape from the hustle and bustle of everyday life, allowing you to unwind in a peaceful setting.

Briefly comprising entrance hall, downstairs WC, living room, dining room, kitchen, home office, conservatory, two double bedroom with ensuite shower rooms, three further good sized bedrooms and family bathroom.

Don't miss the opportunity to make this house your home - with its impressive size and prime location, it offers a lifestyle of comfort and convenience. Book a viewing today and experience the charm of Avocet Way for yourself.



## LIVING ROOM

16'11" x 15'8" (5.16 x 4.8)

A welcoming, light and airy living room drenched in natural light through two large uPVC window, hosting a charming wooden fireplace with marble surround and electric coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, telephone point, wall mounted radiator and French doors opening out into the dining area, creating a great social space.

## KITCHEN

18'4" x 7'10" (5.6 x 2.4)

A long, galley style kitchen hosting an array of light wood wall and base units offering plenty of storage space, contrasting mottled effect work surfaces and breakfast bar, inset cream sink and drainer with chrome mixer tap, range cooker with built in extractor hood above, integrated dishwasher, integrated fridge, undercounter space and plumbing for a washing machine, wall mounted radiator, large built in storage cupboards, tiled flooring, uPVC window and uPVC door leading directly to the side garden.

## DINING ROOM

18'4" x 8'8" (5.6 x 2.66)

A generously sized dining room, could be transformed into a large kitchen/diner/living if desired, comprising wall mounted radiator, uPVC doors leading into the conservatory and further door leading to the home office.

## CONSERVATORY

17'4" x 6'10" (5.3 x 2.1)

Allowing you to enjoy the garden all year round and giving you that extra living space to use as you wish, comprising wall lights, aerial point, sockets and uPVC French doors leading directly out onto the garden.

## OFFICE

11'1" x 7'10" (3.4 x 2.4)

Currently used as a home office, but could easily be used as a playroom or hobby room, comprising wall mounted radiator, telephone point and rear facing uPVC window on to the garden. Convenient door leads directly into the garage.

## DOWNSTAIRS WC

A handy addition to any busy household and perfect for guests, comprising low flush WC, wall mounted chrome towel rail, white sink with chrome mixer tap, grey wood effect laminate flooring and frosted uPVC window.

## MASTER BEDROOM

11'5" x 10'9" (3.5 x 3.30)

A sumptuous double bedroom flooded in natural light through two front facing uPVC windows, hosting walls of built in light wood wardrobes offering that extra storage space we all crave, also comprising wall mounted radiator and door leading to the ensuite.

## EN-SUITE

Fully tiled in a serene, natural stone effect, comprising chrome/glass shower cubicle with drench shower, low flush WC, white vanity unit with inset ceramic sink, wall mounted chrome heated towel rail, tiled flooring, inset spotlights and frosted uPVC window.

## BEDROOM 2

10'5" x 9'2" (3.2 x 2.8)

A well presented, double bedroom hosting an array of fitted wardrobes, wall mounted radiator and front facing uPVC window. Door leads to ensuite shower room.

## EN- SUITE

A spacious ensuite, fully tiled in a fresh white with decorative mosaic border, comprising shower cubicle with electric shower, low flush WC, white gloss vanity unit with inset sink, wall mounted chrome heated towel rail, inset spotlights and frosted uPVC window.

## BEDROOM 3

17'7" x 8'3" (5.4 x 2.52)

Hosting a lofted ceiling with characterful exposed beams, comprising fitted wardrobes; desk and drawers, wall mounted contemporary chrome radiator and uPVC window.

## BEDROOM 4

11'6" x 10'5" (3.52 x 3.2)

A further double bedroom hosting light wood fitted wardrobes and desk area, wall mounted radiator and rear facing uPVC window.

## BEDROOM 5

10'9" x 6'6" (3.3 x 2)

A good sized single bedroom, nursery or home office, comprising large built in storage cupboard, wall mounted radiator and uPVC window.

## BATHROOM

A generously sized, stylish family bathroom, fully tiled in dark tones, hosting a large walk-in glass shower cubicle with luxurious drench shower, low flush WC, sleek vanity unit with inset sink, wall mounted chrome heated towel rail, tiled flooring, inset spotlights, extractor fan and frosted uPVC window.

## GARAGE

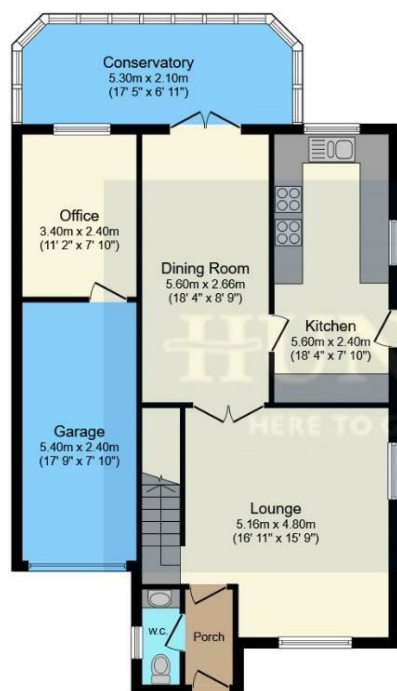
17'8" x 7'10" (5.4 x 2.4)

Offering that secure parking or extra storage we all crave, comprising up and over garage door, sockets and lighting. Door leads directly into the office at the back.

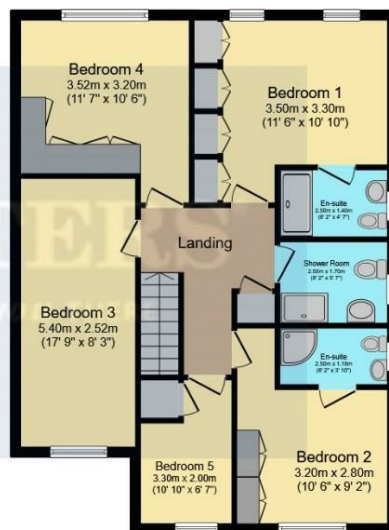
## EXTERIOR

The front of the property boasts great kerb appeal with well maintained, established hedges offering plenty of extra privacy to the plot, an extensive block paved driveway offering off road parking for up to 4 cars and a gate leads to a side garden, the perfect spot for garden storage or green fingered vegetable growing. To the rear of the property, is a fully enclosed, sun drenched, well landscaped garden, boasting a sizeable slabbed patio perfect for entertaining in the summer months, a further sunken patio providing the perfect spot for a little bit of escapism, neat lawn, plenty of low maintenance; shale areas and well stocked; colourful borders and flower beds, also comprising outside tap and power point.

## Floorplan



**Ground Floor**



**First Floor**

Total floor area 167.5 m<sup>2</sup> (1,802 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)



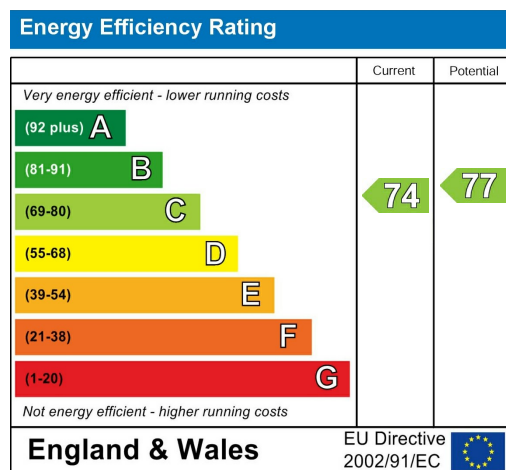








## Energy Efficiency Graph



## 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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