



## Chapelfield Drive

Thorpe Hesley, Rotherham, S61 2SN

Guide Price £240,000 - £250,000



- EXTENDED 3 BED SEMI
- NEUTRAL DECOR
- 3 DOUBLE BEDROOMS
- GARAGE AND LONG DRIVEWAY
- ON THE DOORSTEP OF THE WENTWORTH ESTATE

- STYLISH BATHROOM AND KITCHEN
- GENEROUS ROOM DIMENSIONS
- BEAUTIFULLY LANDSCAPED GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

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GUIDE PRICE £240,000 - £250,000. Nestled in the charming area of Chapelfield Drive, Thorpe Hesley, Rotherham, this extended semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three generously sized double bedrooms, this property offers ample space for comfortable living.

Located on a popular estate, the property lies only minutes away from the M1, with direct roads leading to Rotherham, Sheffield and Barnsley, making commuting a breeze. The house is close to an array of amenities and surrounded by reputable schools.

The property's stylish breakfast kitchen is a delightful feature, perfect for enjoying morning meals or entertaining guests. The sleek bathroom adds a touch of modern elegance to the home. The generous room sizes throughout the property create a welcoming atmosphere, allowing for versatile use of space. The well-landscaped garden is a standout feature, designed for entertaining and relaxation. With a built-in bar area, it is an ideal setting for summer gatherings or balmy evenings outdoors.

In addition to its many appealing features, this home provides ample off-road parking, including a garage and a long driveway. There is also potential to expand the driveway further, accommodating additional vehicles if desired.

Briefly comprising entrance porch, living room, breakfast kitchen, three good sized bedrooms, bathroom and garage.

This property is not just a house; with its combination of style, space, and outdoor enjoyment, it is a must-see for anyone looking to settle in this lovely part of Rotherham. Book your viewing today!

## ENTRANCE PORCH

Through a composite glazed door leads into a handy porch, a great cloakroom space, complete with laminate flooring which is perfect for muddy wellies or paws, two uPVC windows, lighting and glazed wooden door leading into the living room.

## LIVING ROOM

17'5" x 13'1" (5.32 x 4 )

A stylish, spacious living room comprising large uPVC window to the front; flooding the room in natural light, aerial point, telephone point, wall mounted radiator and stairs rising to the first floor.

## BREAKFAST KITCHEN

13'1" x 9'10" (4 x 3)

An elegant breakfast kitchen hosting an array of white country style wall and base units, contrasting grey speckled work surfaces, breakfast bar and splashbacks, over counter lighting, inset stainless steel sink and drainer with hose style mixer tap, inset stainless steel gas hob with extractor above, integrated electric oven, integrated tall fridge/freezer, under counter space and plumbing for washing machine and dryer, wall mounted radiator, uPVC window and glazed uPVC door leading to the rear garden.

## LANDING

A roomy landing comprising loft hatch leading to a partially boarded loft which also houses the Combi boiler, large built in storage cupboard and doors leading to all bedrooms and bathroom.

## BEDROOM 1

13'1" x 9'4" (4 x 2.85)

A well presented, contemporary master bedroom comprising inset spots, large front facing uPVC window and wall mounted radiator.

## BEDROOM 2

13'1" x 7'0" (4 x 2.15)

A further good sized double bedroom, currently also used as a home office, comprising uPVC window and wall mounted radiator.

## BEDROOM 3

12'7" x 7'0" (3.85 x 2.14)

Currently used as a storage room and dressing room, this large third bedroom hosts a rear facing uPVC window and wall mounted radiator.

## BATHROOM

9'2" x 4'11" (2.81 x 1.5)

A sleek and characterful, generously sized family bathroom, tiled in a superb teal coloured subway style tile, comprising bath with luxurious drench shower over, a light wood vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail. inset spots and frosted uPVC window.

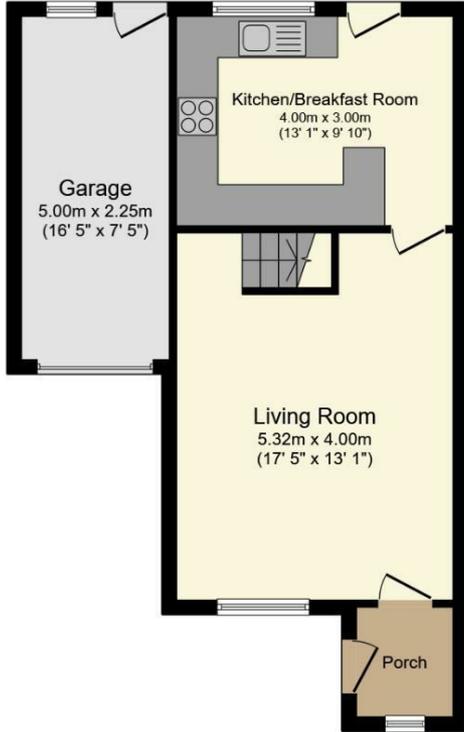
## GARAGE

Offering that extra storage room we all crave, comprising up and over door, sockets, lighting, rear uPVC window and rear uPVC glazed door leading directly to and from the garden.

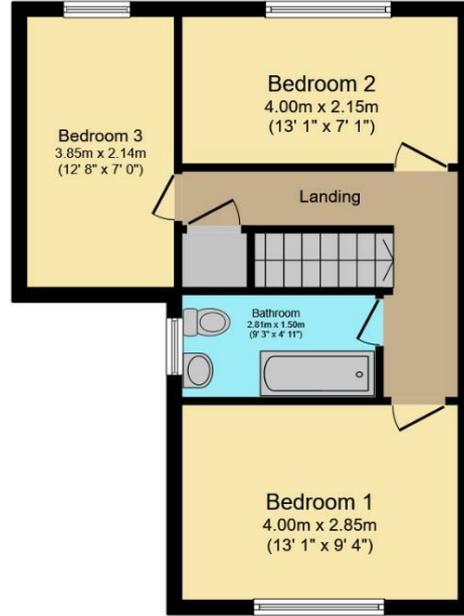
## EXTERIOR

To the rear of the property is a splendid, fully enclosed garden, perfectly landscaped, hosting a private sunken slabbed patio perfect for entertaining in the summer months or sitting out on an evening, steps rise to a neat lawn with well stocked, colourful sleeper borders and then a raised deck completed the garden across the top with built in bar area. Also comprising sockets, lighting and outdoor tap. The front of the property hosts a well manicured lawn and driveway providing off road parking for two cars with a wall mounted EV charger, scope here to create a large driveway if desired.

# Floorplan



**Ground Floor**  
Floor area 47.6 sq.m. (512 sq.ft.)

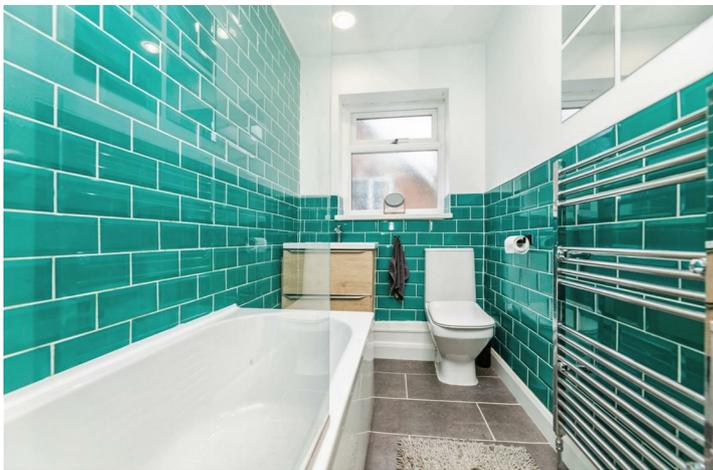


**First Floor**  
Floor area 42.8 sq.m. (461 sq.ft.)

**Total floor area: 90.4 sq.m. (973 sq.ft.)**

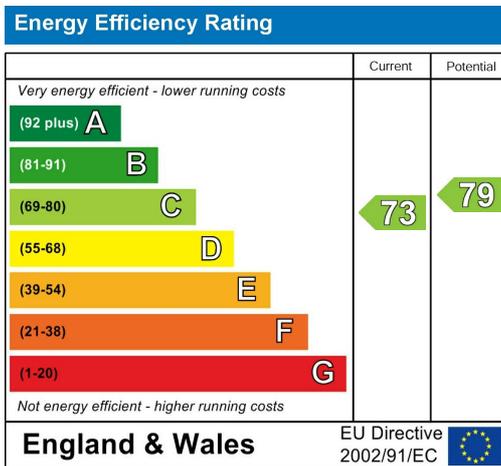
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







## Energy Efficiency Graph

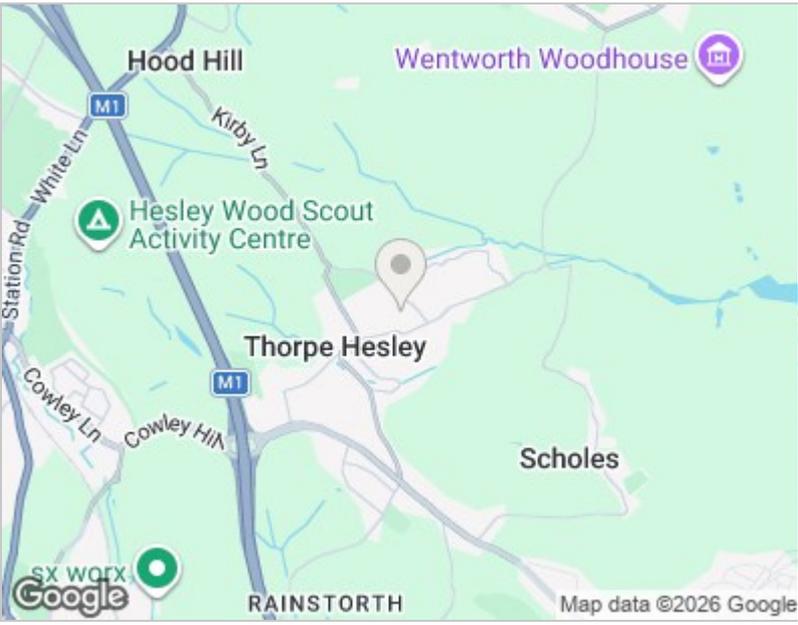


## Viewing

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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