



£210,000 Guide Price

Bluebell Lane, Thurcroft, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Stunning Three Bedroom Family Home
- Master Bedroom with Ensuite
- Set Over Three Floors
- Spacious Lounge
- Open Plan Kitchen/ Diner
- Downstairs WC
- Double Driveway and Integral Garage
- Rear Enclosed Garden
- MUST BE VIEWED!

Property Description

GUIDE PRICE £210,000 to £220,000

A BEAUTIFUL PROPERTY WE'RE HONOURED TO SELL....WITHIN THE MODERN DEVELOPMENT ON A ROAD CALLED BLUEBELL...! Uflit are more than delighted to welcome to the market this modern three bed family home set over three floors offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this modern three bed family home set over three floors offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming cloakroom leading to the hallway, the hub of the home is the modern open plan kitchen diner with the dining area complimented with French doors that open to the rear garden and a downstairs wc. The first floor accommodation provides a more peaceful setting with a spacious lounge, bedroom two and the family bathroom. The second floor accommodates the master bedroom with ensuite and bedroom three. To the outside an attractive open frontage with a driveway providing off-road parking leading to the integral garage. An enclosed rear garden adds to the attraction, all this can be found at this FANTASTIC FAMILY HOME! Located on a modern development close to local amenities, excellent transport links and schools. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Cloakroom Entrance

Entering through a composite glazed door to a cosy cloakroom with tiled flooring.

Entrance hall

A further composite glazed door invites you to a warming hallway featuring tread carpet splitting to vinyl flooring, radiator and doors giving access to the kitchen and wc. Carpeted spindled stairs leading to the first floor accommodation with understairs storage utilising space.

Downstairs WC

Comprising of a low level wc, wash hand basin with tiled back panel, vinyl flooring, radiator and a side facing upvc window.

Kitchen/diner w: 4.9m x l: 3.4m (w: 16' 1" x l: 11' 2")

A great open plan family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary work surface areas and matching upstands. Appliances to include a built-in electric oven, gas hob with glass back panel and extractor fan, Integrated dishwasher, fridge freezer and washing machine. A rear facing upvc window creates additional light, to the dining area French doors open onto the rear garden, a

radiator and vinyl flooring flowing throughout this space.

FIRST FLOOR:

With a carpet spindled landing, side facing upvc window, radiator and doors giving access to the lounge, bedroom two, family bathroom, storage cupboard and further carpeted spindled stairs to second floor.

Living room w: 5m x l: 4.4m (w: 16' 5" x l: 14' 5")

A spacious and modern living area boasting two rear facing upvc windows allowing the light to flow through this entire space, carpeted flooring and a radiator adds warmth.

Bedroom 2 w: 2.6m x l: 3.9m (w: 8' 6" x l: 12' 10")

A double bedroom with a front facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 2.2m x l: 2m (w: 7' 3" x l: 6' 7")

This modern family bathroom comprises of a panelled bath with overhead shower and screen, wash hand basin and a low level WC. Partially tiled walls with contrasting vinyl flooring, front facing upvc window and a radiator.

SECOND FLOOR:

A carpeted spindled landing with radiator, loft hatch, Velux window and doors giving access to the master bedroom, bedroom three and storage cupboard.

Master bedroom w: 3.7m x l: 3.5m (w: 12' 2" x l: 11' 6")

A modern master bedroom with front facing upvc window, radiator, carpeted flooring and a door giving access to ensuite.

Ensuite w: 1.2m x l: 2.4m (w: 3' 11" x l: 7' 10")

A beautifully appointed ensuite comprising of a built-in shower cubicle, low level wc and wash hand basin. Partially tiled walls with contrasting vinyl flooring, radiator and a front facing upvc window.

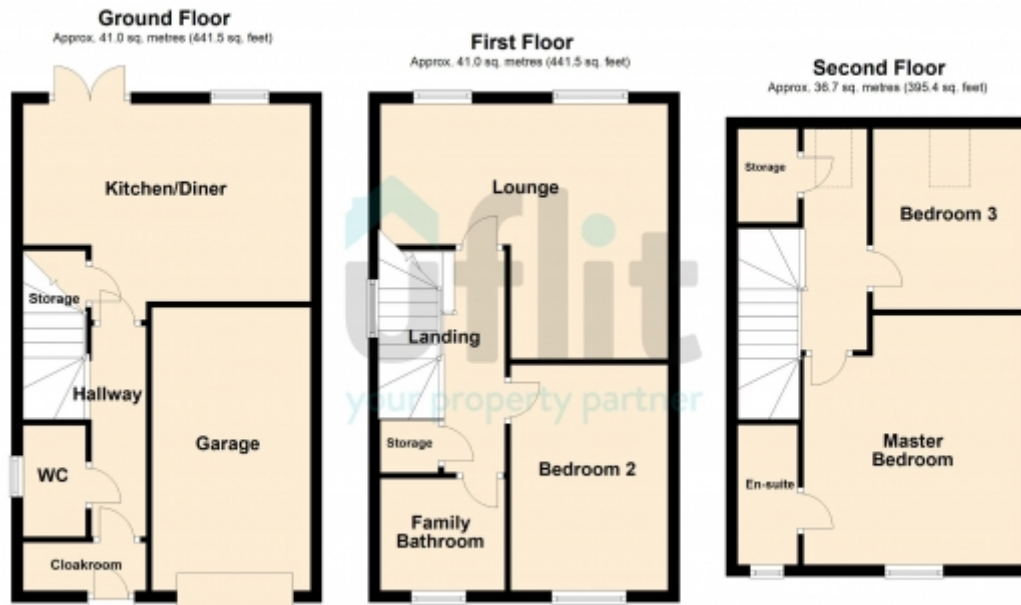
Bedroom 3 w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

An ample sized third bedroom with a rear facing Velux window, radiator and carpeted flooring.

Outside

An attractive open aspect frontage with a driveway providing ample off-road parking leading to the integral garage with Astro turf borders. Side gated access to the rear garden where a paved path joins a decked patio area which in turn leads to a lawned garden with decorative stone borders all privately enclosed.

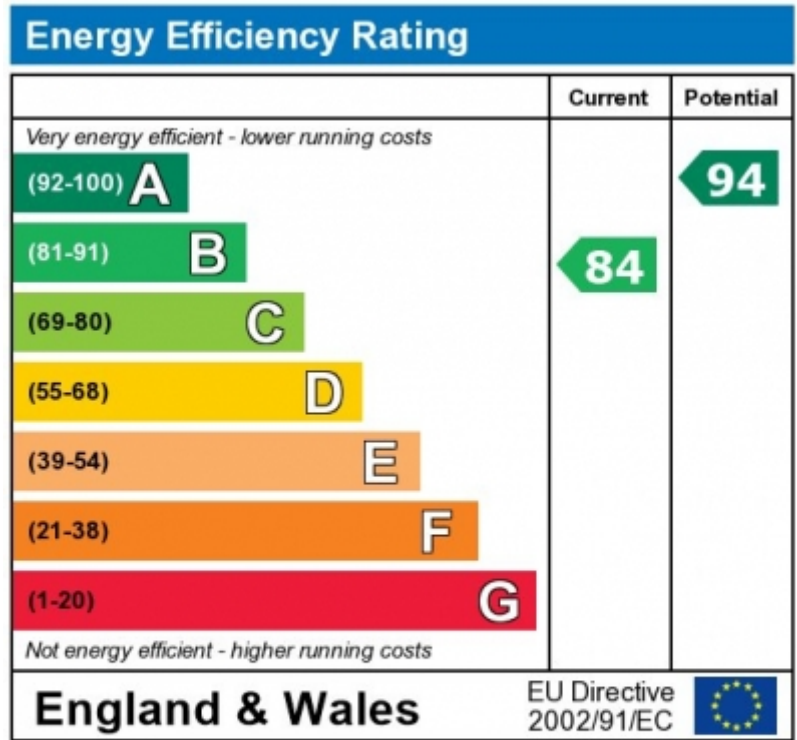




Total area: approx. 118.8 sq. metres (1278.3 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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