



£260,000 Guide Price

Friends Close, Thurcroft, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Beautiful Detached Four Bedroom Family Home
- Master Benefitting from an Ensuite
- Spacious Bay Windowed Lounge
- Stylish Fitted Breakfast Kitchen Benefitting from a Large Bay with French Doors Opening onto the Garden
- Separate Utility and Downstairs Wc
- Beautiful Family Bathroom
- Enclosed Landscaped Rear Garden
- Driveway & Adjoining Garage
- Popular Location
- VIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £260,000 TO £270,000

A FABULOUS DETACHED PROPERTY FOR YOUR FAMILY.

Uflit are more than delighted to welcome to the market this stylish detached four bed family home offering spacious and modern living throughout.

Main Particulars

GUIDE PRICE £260,000 TO £270,000

A FABULOUS DETACHED PROPERTY FOR YOUR FAMILY AND YOU...ON A MODERN DEVELOPMENT, FRIENDS CLOSE NUMBER TWO...!

Uflit are more than delighted to welcome to the market this stylish detached four bed family home offering SPACIOUS and MODERN LIVING throughout. To the downstairs accommodation a welcoming cloakroom entrance leading to a bright and spacious bay windowed living room. The hub of the home is this stylish open plan breakfast kitchen/diner leading to an offset utility and downstairs wc. The dining area is complimented with a large bay with French doors that open onto the rear garden, creating an abundance of light. To the upstairs accommodation four bedrooms, master with ensuite and a beautiful family bathroom. To the outside an open aspect frontage with a driveway providing ample off-road parking leading to the adjoining garage. Gated access to an enclosed landscaped rear garden with beautiful patio areas and a low maintenance garden creating a wonderful entertaining area. The property also benefits from an abundance of blinds, all this and much more to be found at this fabulous FAMILY HOME! Located on a popular modern development in Thurcroft close to local amenities, excellent transport links and schools....Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

Entrance Cloak Room w: 1.5m x l: 1.4m (w: 4' 11" x l: 4' 7")

An attractive canopy invites you through a glazed composite door which opens to the cloakroom featuring Karndean flooring which seamlessly flows throughout the ground floor accommodation, radiator and a door gives access to the lounge.

Living room w: 4.2m x l: 5.7m (w: 13' 9" x l: 18' 8")

A spacious living area boasting a front facing upvc bay window allowing the light to flow through this entire space. Carpeted flooring, overlaps the Karndean flooring and two radiators add warmth. Carpeted spindled stairs to the first-floor and a door to the kitchen/ diner. Sizes measured into bay.

Breakfast kitchen w: 5.6m x l: 4.2m (w: 18' 4" x l: 13' 9")

A great 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 granite worksurface areas, matching upstands and an under counter stainless steel sink with designer tap. Integrated appliances to include a built-in oven, gas hob with stainless steel back panel back panel, extractor fan and dishwasher. Complimenting this stylish kitchen is a large bay benefitting from French doors with glazed side panels opening onto the rear garden area along with a rear upvc window creating a light and roomy area whilst spot lighting creates the mood. A continuation of the

Karndean flooring seamlessly flows throughout and continues to the utility area, two radiators add warmth and a door opens to the utility. Sizes measured into bay.

Utility w: 1.6m x l: 1.9m (w: 5' 3" x l: 6' 3")

A further range of complimentary base units with granite worksurface areas and matching upstands. Plumbing for further utilities and radiator. A glazed composite door gives further access to the rear garden and a door to the wc.

Downstairs WC

Comprising of a low level wc, corner wash hand basin with tiled splash back, a continuation of the Karndean flooring, side facing upvc window and radiator.

FIRST FLOOR:

A carpeted spindled landing with a loft hatch creating additional storage. Doors giving access to four bedrooms, family bathroom, storage cupboard and a radiator.

Master bedroom w: 4.2m x l: 3.9m (w: 13' 9" x l: 12' 10")

A large master bedroom with a stunning feature wall, front facing upvc window, radiator, carpeted flooring and a door giving access to the ensuite.

Ensuite w: 2m x l: 1.4m (w: 6' 7" x l: 4' 7")

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

Bedroom 2 w: 3.1m x l: 4.1m (w: 10' 2" x l: 13' 5")

A further double bedroom with a front facing upvc window, radiator, carpeted flooring and a quirky recess over the stairs.

Bedroom 3 w: 2.7m x l: 3.7m (w: 8' 10" x l: 12' 2")

A further double bedroom with a feature wall, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 4 w: 2.2m x l: 2.8m (w: 7' 3" x l: 9' 2")

An ample sized fourth bedroom with a range of built-in wardrobes, carpeted flooring, radiator and a rear facing upvc window.

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

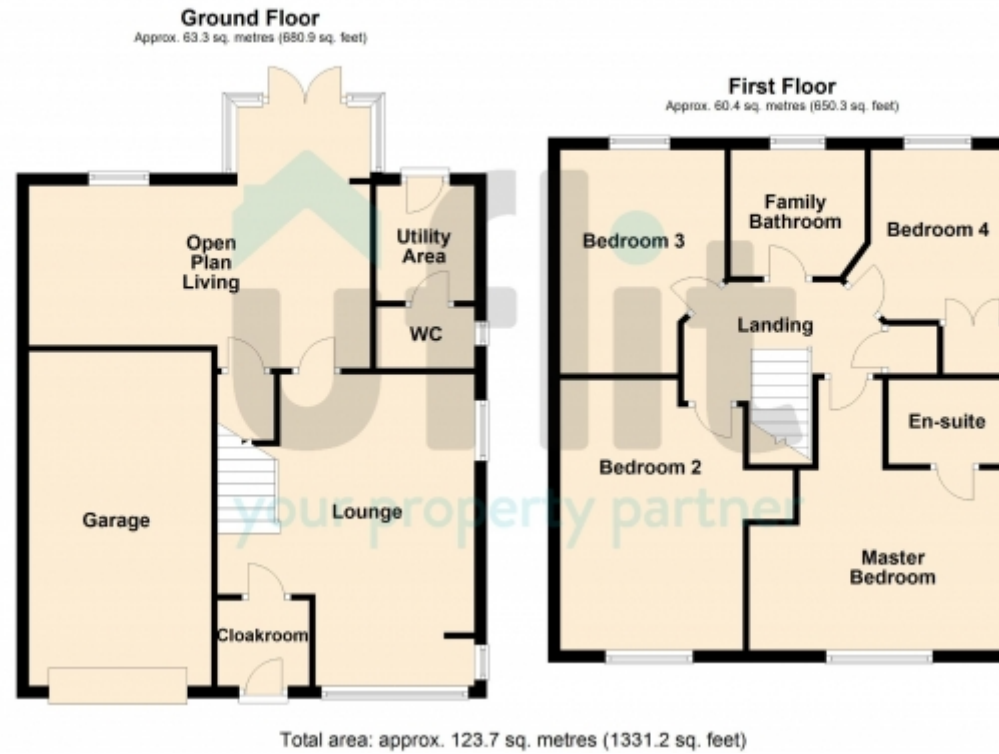
A stylish modern family bathroom comprising of a panelled bath, wash hand basin and a low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a rear facing upvc window.

Outside

This house has curb appeal with a welcoming open aspect frontage where manicured foliage protects a predominantly lawned garden and a driveway provides ample off-road parking which in turn leads to the adjoining garage. Gated access to a beautiful landscaped rear garden where a decked patio leads to a gently tiered Astro turf

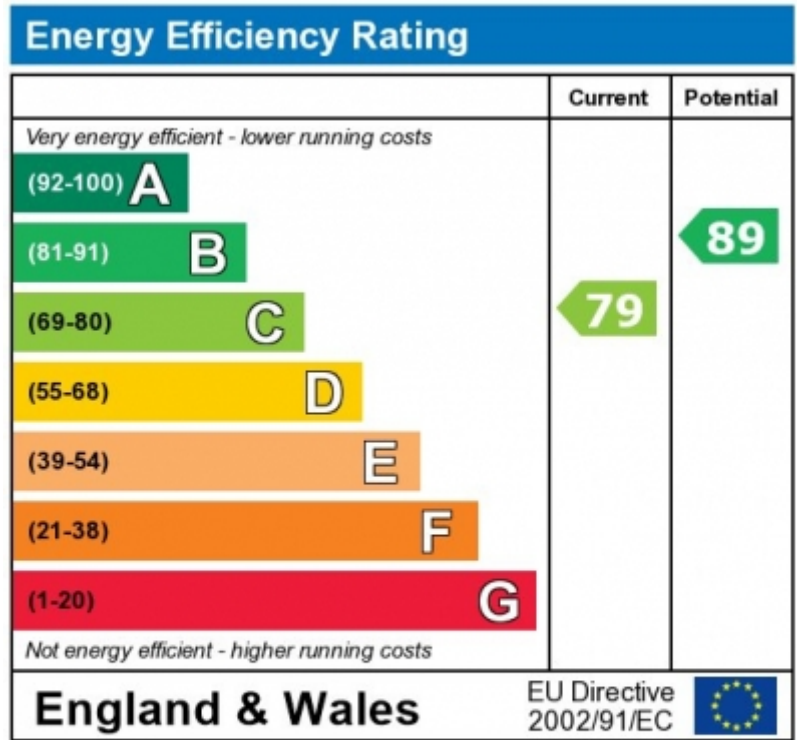
garden with bespoke sleeper borders, a further paved patio with decorative stone borders adds to the attraction, all enclosed.





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

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