



£210,000 Guide Price

Clayton Lane, Thurnscoe, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Bay Windowed Family Home
- Bay Windowed Lounge with Separate Bay Windowed Diner
- Breakfast Kitchen
- Modern Family Bathroom
- Tastefully Appointed Throughout
- Extensive Landscaped Enclosed Rear Garden
- Ample Off Road Parking & a Detached Garage
- Stunning Location
- Far Reaching Views
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £210,000 to £220,000

A FABULOUS BAY WINDOWED PROPERTY FOR YOUR FAMILY AND YOU...WITH EXTENSIVE GARDENS AND FAR REACHING VIEWS...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom double bay windowed property.

Main Particulars

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Uflit are highly delighted to welcome to the market this fabulous three bedroom double bay windowed property, combining period features whilst in keeping with the modern element of living. The property boasts a cosy cloakroom, a bright and warming hallway, spacious bay windowed lounge benefitting from French doors overlooking the rear garden, separate diner with a further bay window and a breakfast kitchen. To the first -floor three ample sized bedrooms two with further bays and a modern family bathroom. The property commands an elevated position and has curb appeal with a large driveway providing ample off-road parking leading to a detached brick-built garage and manicured gardens. A stunning EXTENSIVE landscaped rear garden with a large block paved patio area adds to the desirability of this property with open fields to the front and rear. Located in a quiet and desirable area of Thurnscoe close to local amenities, excellent transport links and schools. This exceptional property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance Cloak Room w: 2m x l: 0.8m (w: 6' 7" x l: 2' 7")

Entering through glazed upvc French doors with glazed side panels to a cosy cloakroom, tiled flooring. Spot lighting and solid wood glazed panelled French doors invite you to the hallway.

Entrance hall

A warm and welcoming hallway where carpeted flooring leads to carpeted spindled stairs to the first-floor accommodation with double understairs storage cupboards. Glazed panelled solid wood doors give access to the lounge and dining area whilst an opening leads to the kitchen and a radiator adds warmth.

Lounge w: 3.3m x l: 4.7m (w: 10' 10" x l: 15' 5")

A spacious beautifully presented living area with carpeted flooring seamlessly flowing throughout, a beautiful focal feature fire with solid wood surround and marble façade catches the eye, a radiator creates warmth whilst French doors adopt a large bay allowing an abundance of light to flow throughout whilst creating more space and overlooking the rear garden.

Dining room w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

The dining area creates a further reception room with carpeted flooring. A further bay window illuminating this space whilst overlooking open fields and a further radiator adds to the warmth.

Breakfast kitchen

w: 2.3m x l: 3.4m (w: 7' 7" x l: 11' 2")

Featuring a range of wall and base units with complimentary worksurface areas, counter top resin sink and tiled back panels. Appliances to include an inset oven with plumbing for further utilities. Tiled flooring, radiator, a further bay window and a side facing glazed upvc barn door.

FIRST FLOOR:

Landing

A carpeted spindled landing with a side facing upvc window, a loft hatch creating additional space and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.6m x l: 4.7m (w: 11' 10" x l: 15' 5")

A double bedroom with a range of fitted wardrobes, laminate flooring, radiator and a rear facing upvc bay window.

Bedroom 2 w: 3.6m x l: 4m (w: 11' 10" x l: 13' 1")

A further double bedroom with laminate flooring, radiator and a front facing upvc bay window.

Bedroom 3 w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

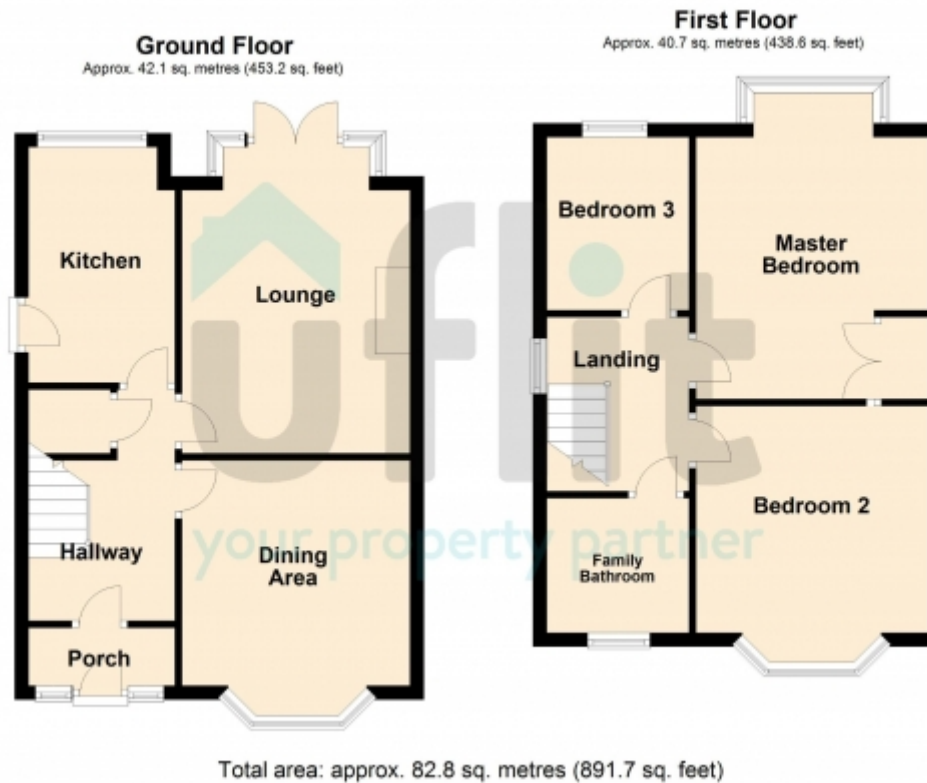
Family Bathroom w: 2.3m x l: 2.1m (w: 7' 7" x l: 6' 11")

A beautifully presented bathroom comprising of a freestanding roll top bath with a mixer tap shower, wash hand basin and a low level wc. Fully tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a front facing upvc window.

Outside

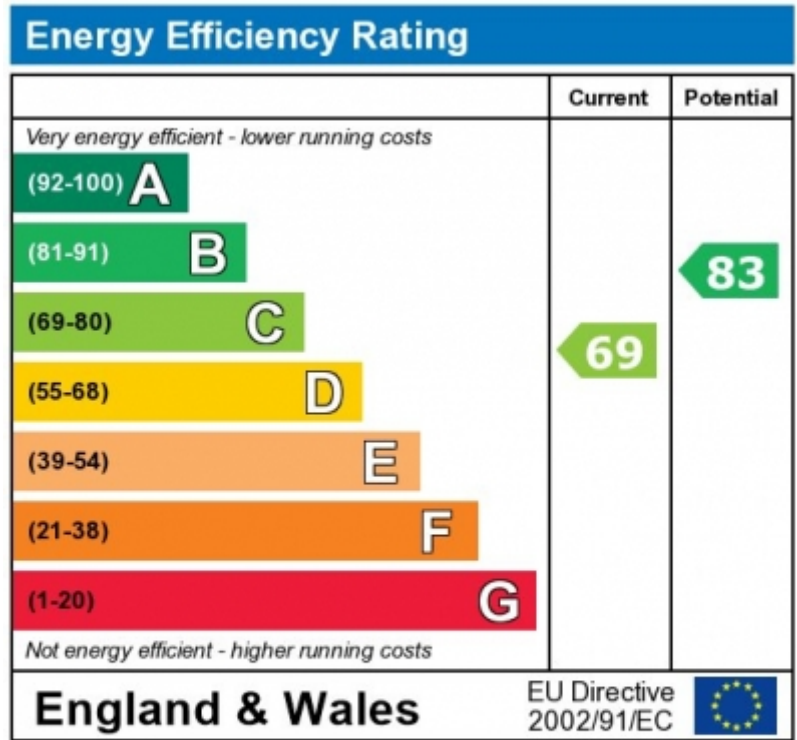
The property really has curb appeal commanding an elevated position with a delicate wall protecting manicured gardens, a driveway providing ample off-road parking extending to the rear and a large detached brick built garage. This EXTENSIVE rear garden has a large block paved patio area leading to a large lawned garden with manicured borders. A selection of manicured trees and a further patio area with a garden shed creating a stunning outdoor entertaining area all privately enclosed whilst overlooking fields.





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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