



£250,000 Guide Price

Nightingale Croft, Thorpe Hesley, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Bedrooms
- BEAUTIFULLY PRESENTED THROUGHOUT
- Spacious Lounge with a Bespoke Media Wall
- Open Plan Breakfast Kitchen/Diner
- Modern Family Bathroom
- Enclosed Landscaped Rear Garden
- Driveway and Detached Garage
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £250,000 to £260,000

BEAUTIFULLY PRESENTED, A DEFINATE SALE...IT'S THE HIGHEST OF STANDARDS ON NIGHTINGALE...!

Uflit are more than delighted to welcome to the market this STYLISH three bedroom family home offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH three bedroom family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a stunning living room with bespoke media wall. The hub of the home is the modern open plan breakfast kitchen complimented with French doors that open onto the rear garden, creating light and space. To the upstairs accommodation a superb master bedroom, two further bedrooms and a beautiful family bathroom. This property nestles seamlessly in the heart of a desirable development in Thorpe Hesley with an attractive open aspect frontage and a patterned concrete driveway providing ample off- road parking leading to a detached brick-built garage. To the rear a private enclosed garden with patio area providing great outdoor entertaining space. The property also benefits from a range of fitted blinds and an alarm system. Close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a composite glazed door to a warming hall featuring beautiful bespoke tiled flooring along with stunning feature walls leading to stylish solid wood stairs to the first-floor accommodation. Designer radiator and beautiful glazed solid wood French doors giving access to the lounge.

Lounge w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

A spacious and modern living area boasting a bespoke media wall housing appliances and a large focal inset fire. Solid wood flooring seamlessly flows throughout, an opening to the breakfast kitchen, two front facing upvc windows, a designer radiator adds warmth and a solid wood door to understairs storage utilising space.

Open Plan Breakfast/ Kitchen w: 4.8m x l: 2.3m (w: 15' 9" x l: 7' 7")

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 worksurface areas, counter top sink, matching back panels and an adjoining breakfast bar takes centre stage. Appliances to include a built-in double oven, hob, extractor fan and an integrated dishwasher and separate fridge and freezer. A side facing upvc window illuminates along with French doors opening onto the rear garden whilst an abundance of spot lighting creates the mood and a continuation of the sold wood flooring which seamlessly flows throughout.

FIRST FLOOR:

A carpeted landing with a stylish solid wood banister rail with glass balustrades, side facing upvc window and a loft hatch to a partially boarded loft creating storage. Solid wood doors giving access to master bedroom, two further bedrooms and the family bathroom.

Master bedroom w: 2.8m x l: 4.1m (w: 9' 2" x l: 13' 5")

A modern master bedroom with feature wall and a front facing upvc window, radiator and carpeted flooring seamlessly flowing throughout, a range of stylish fitted wardrobes compliment along with spot lighting.

Bedroom 2 w: 2.8m x l: 2.9m (w: 9' 2" x l: 9' 6")

A further double bedroom with a solid wood door to a built-in wardrobe, rear facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 2.1m x l: 3.1m (w: 6' 11" x l: 10' 2")

An ample sized third bedroom with solid wood flooring, radiator, built-in storage and a front facing upvc window.

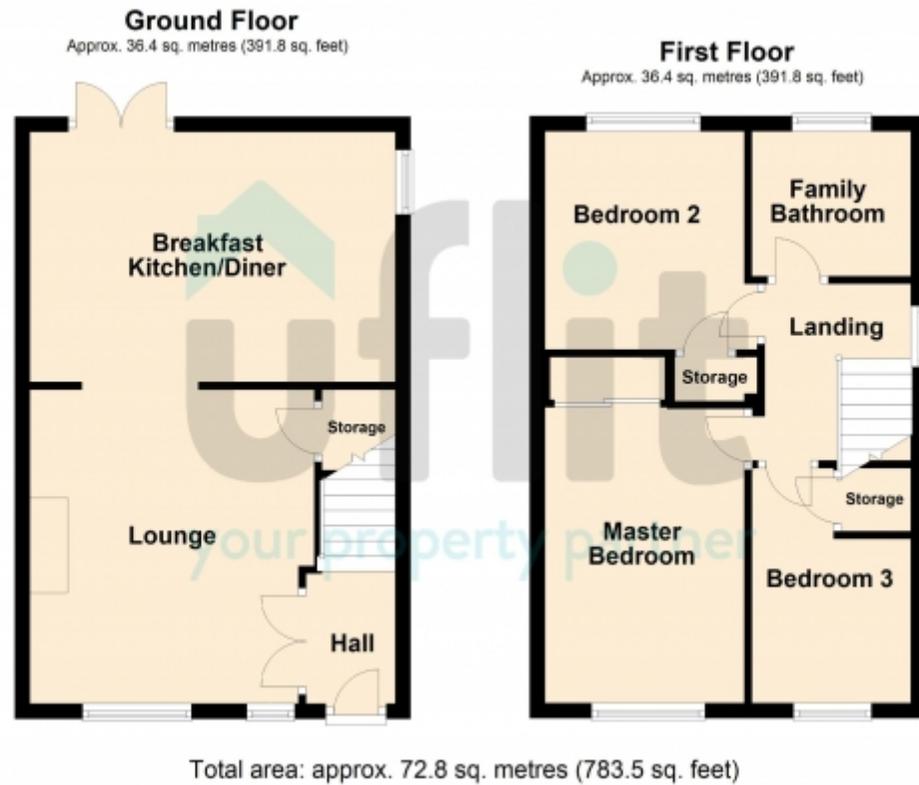
Family Bathroom w: 1.9m x l: 1.9m (w: 6' 3" x l: 6' 3")

A modern family bathroom comprising of a panelled bath with overhead double shower and screen, and a vanity unit housing both wash hand basin and wc. Fully tiled walls with contrasting tiled flooring, heated towel rail and a rear facing upvc window.

Outside

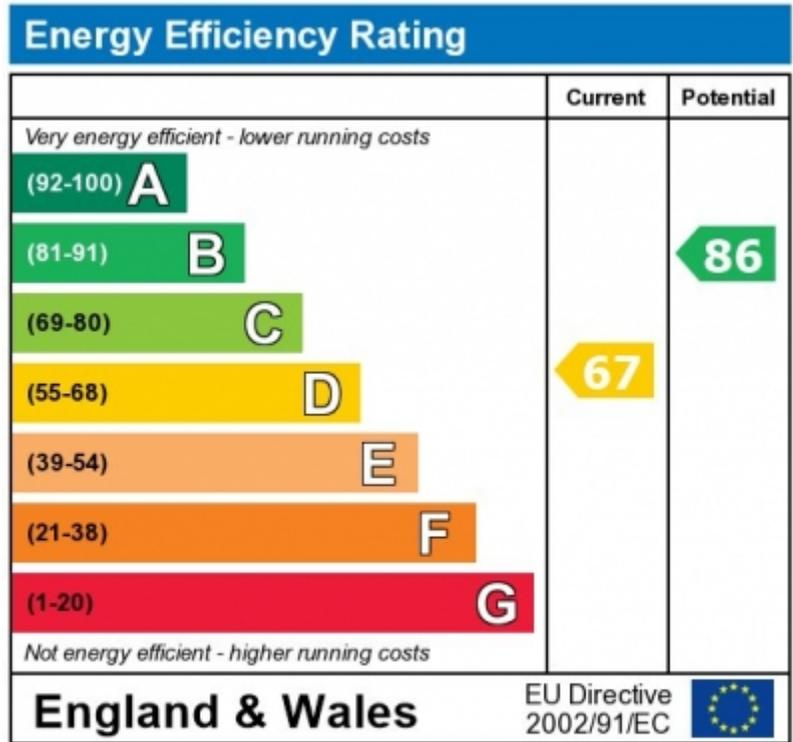
This house has curb appeal with a welcoming open aspect frontage and a driveway providing ample off-road parking extending to the rear detached brick-built garage. To the rear a paved patio area leads to a lawned garden with wrap around decorative borders and a further decked sun terrace beyond.





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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