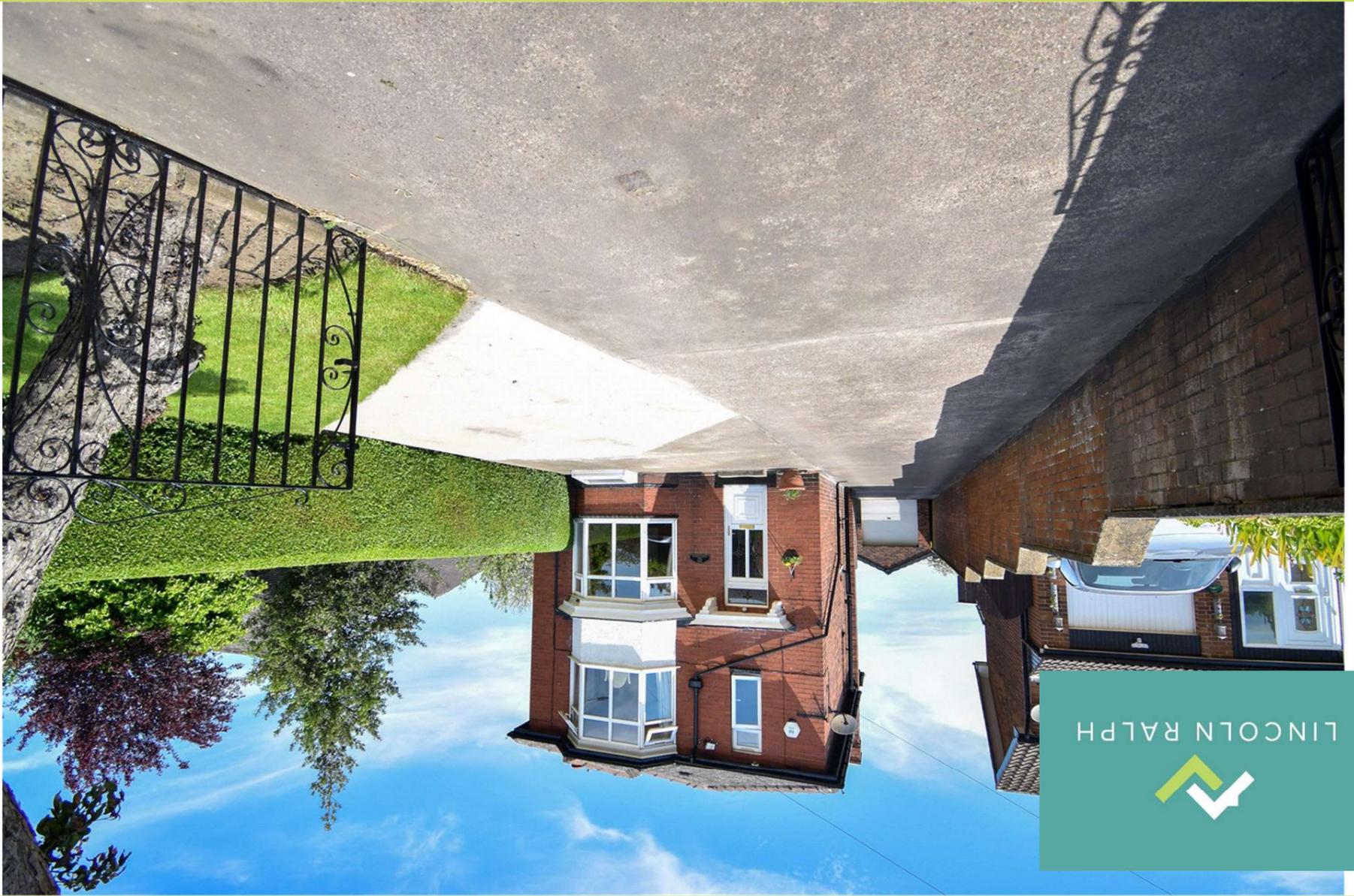


Freehold

Asking Price: £295,000

The Hawthorns, Doncaster Road,  
Thrybergh, Rotherham, S65



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# The Hawthorns, Doncaster Road, Thrybergh, Rotherham, S65

## CHARACTERFUL FAMILY HOME, LOVELY LONG GARDENS, THREE/FOUR BEDROOMS AND MUCH, MUCH MORE!

Within this sought after and convenient location a three/four bedroom detached family home. With long attractive rear gardens with westerly aspect along with workshop/kennel block this characterful home has central heating, double glazing, long drive and detached garage with store room to the rear. The professionally converted basement offers a large fourth bedroom/studio of versatile nature and enhances the size of the well appointed accommodation. Easy access to Rotherham, Doncaster, Sheffield and the motorway network, countryside views from the rear and work from home potential are just a few of the great attributes on offer.

**Entrance Hall** With double glazed front door and stairs rising to the first floor.

**Lounge** 4.25 x 3.85. (Maximum measurements to bay)

With front bay window, tiled fireplace and open flame gas fire.

**Dining Room** 3.40 x 3.63. Open plan to the lounge and having double glazed patio doors opening to the rear.

**Kitchen** 3.65 x 2.25. With double glazed rear door and rear aspect window. There are a range of fitted units with work surfaces, one and a half bowl sink with mixer, tiling to the sink and work surface area and plumbing for washing machine. Cooking appliances of electric hob, oven and microwave.

**Bedroom Four/Studio** 5.70 x 3.82. A large and versatile basement room which has full consent for use as a bedroom which is its present use. This room is approached from the original cellar head which houses the gas boiler and has laminate flooring, recess lighting and small window providing natural light.

**First Floor Landing** With side aspect window and over stairs store cupboard.

**Bedroom One** 4.18 x 3.89. (Maximum measurements to bay)

With front bay window and an extensive range of fitted bedroom furniture.

**Bedroom Two** 3.66 x 3.43. With rear aspect and views, fitted wardrobes, drawers and a desk.

**Bedroom Three** 3.33 x 1.81. With front aspect, louvre wardrobes and access to the loft.

**Bathroom** 2.37 x 2.66. With white suite comprising wc, wash basin, large bath with tiled surround and wood effect panelling. Fully tiled floor and walls, towel rail/radiator and panelled ceiling.

**Outside** To the front is a boundary wall screening lawned gardens with borders. Wrought iron gates provide access to the driveway which has additional parking/turning area in front of the house. The drive continues to the rear and the garage. To the rear are lawned gardens of good extent and large workshop/kennel block to the rear along with an outside tap.

**Workshop/Kennel Block** A particular feature of the property and comprising a large store room (4.71 x 3.32) with external door, light and power. There are two adjoining kennels (3.32 x 1.51 for each) which have lighting.

**Detached Garage** 5.65 x 3.20. With automated entry door, light and power. The garage has a store room to the rear (3.20 x 2.62) with light, power and steel external door.

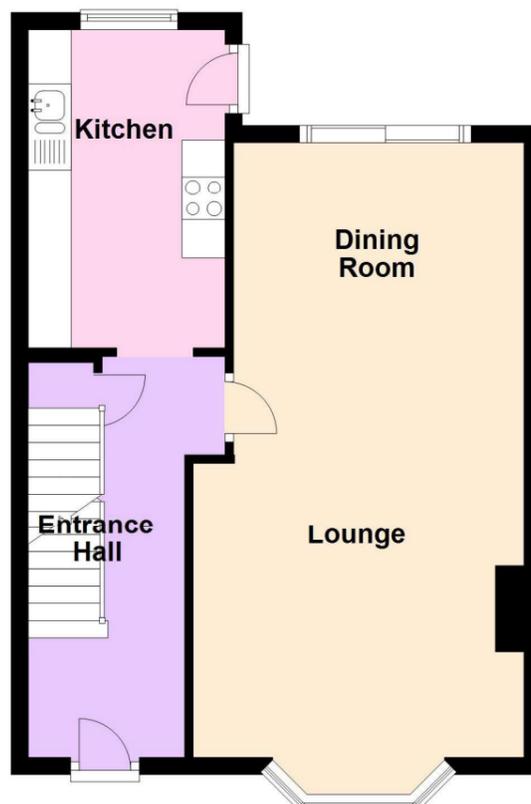


- Characterful family home.
- Three/Four bedrooms.
- Fully compliant basement bedroom/studio.
- Lovely long rear gardens with westerly aspect.
- Long drive and detached garage.
- Central heating and double glazing.
- Sought after and convenient location.

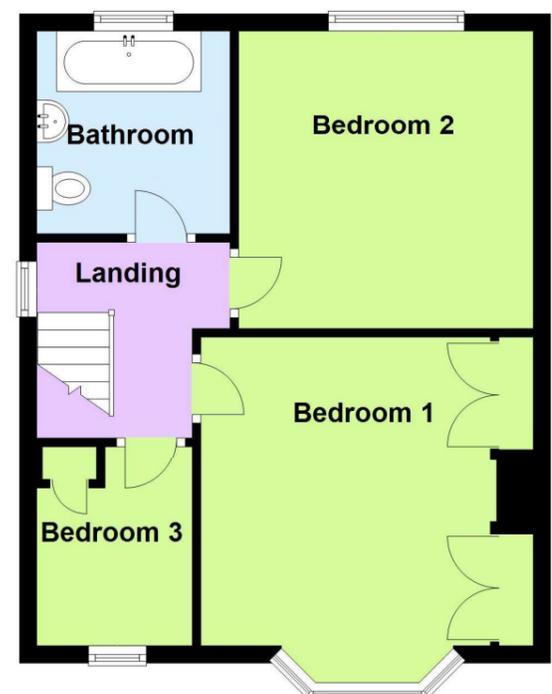
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

### Ground Floor



### First Floor



### Basement

