

Guide Price: £195,000 - £200,000

Beckwith Grove, Thurcroft,
Rotherham, S66



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SUPERB MODERN HOME, CORNER POSITION, STUNNING DINING KITCHEN, ENCLOSED GARDENS, DRIVEWAY AND GARAGE.

Occupying a corner position upon this popular modern development an immaculately appointed and presented three bedroom detached home. Including larger than usual enclosed lawned gardens, drive, garage and superb dining kitchen along with central heating, double glazing and en suite to the master bedroom. Close to village amenities and the motorway network the house is very well placed to provide an ideal commuter base and genuinely warrants inspection to appreciate not only the high standards within but also the particular position on the development.

Entrance Hall With double glazed front door, cloaks cupboard and stairs rising to the first floor.

Cloakroom/WC 1.54 x 0.90. With wc and wash basin in white. Tiling to the basin.

Lounge 4.82 x 3.07. A cosy and comfortable room with front and side aspect windows and double glazed French doors opening to the gardens.

Dining Kitchen 5.11 x 4.83. An extremely well equipped dining kitchen with a range of contemporary matt finish units with work surfaces. Dual aspect with windows to both front and side, wood effect vinyl floor, double glazed side door, plumbing for washing machine and under stairs storage. Stainless steel sink with mixer tap, concealed gas boiler and cooking appliances of gas hob with extractor fan and electric oven.

First Floor Landing

Master Bedroom 4.45 x 2.67. (Minimum measurements excluding door recess)

With front aspect.

En Suite Shower Room 2.08 x 1.32. With wc and wash basin in white and shower enclosure with electric shower. Vinyl floor, shaver point, extractor fan and partial tiling.

Bedroom Two 3.69 x 2.79. (Measurements excluding door recess but including wardrobe recess)

With over stairs storage cupboard.

Bedroom Three 2.11 x 1.95. With side aspect.

Bathroom 2.09 x 1.71. With white suite comprising wc, wash basin and bath, tiling to the bath and basin area, vinyl floor.

Outside The property occupies a corner position with larger than usual enclosed lawned gardens to the side which have an access gate to the driveway and also path to the rear of the house. There are lawned verges to the front and opposite side with pathways and canopy over the front door. The driveway provides off road parking and access to the garage.

Garage 5.75 x 3.02. A brick built garage with up and over entry door.



- Modern detached home.
- Three bedrooms.
- Master bedroom en suite.
- Corner position with enclosed gardens.
- Drive and garage.
- Superb dining kitchen.
- Central heating and double glazing.
- Close to amenities and motorway network.

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

