

Freehold

Asking Price: £275,000

Top Tree Way, Thrybergh,
Rotherham, South Yorkshire, S65



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STOP & LOOK AT THIS FOUR BEDROOM DETACHED FAMILY HOME! CUL-DE-SAC POSITON! SOUGHT AFTER LOCATION! SPACIOUS FAMILY ACCOMMODATION AND MUCH MORE!

Nestled away within a cul de sac is this well appointed, extended, four bedroom detached family home. Located within this sought after area and being ideally placed to access a range of local conveniences. The accommodation boasts an entrance hallway, utility room/ground floor WC, well appointed fitted kitchen, spacious lounge and a separate dining room. To the first floor is a landing, Master bedroom with en-suite/dressing room, three further bedrooms and a family bathroom. Outside, ample off road parking is provided by a block paved driveway and garage and to the rear is a low maintenance garden. Viewing is highly recommended! Call Lincoln Ralph today to arrange your viewing!

Entrance Hall Having a front facing UPVC double glazed entrance door, radiator and a useful under stairs storage cupboard. Stairs rise to the first floor and doors open to the kitchen and utility room.

Utility Room/WC 1.87 x 1.66. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink unit with mixer tap. Having tiling to the walls and floor, low flush WC in white, heated chrome towel rail and a front facing UPVC double glazed window.

Kitchen 6.48 x 2.37. (The latter measurement reduces to 1.58) Fitted with an attractive range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in dishwasher along with plumbing and space for an American style fridge freezer. Having tiling to splashback height, wood effect laminate flooring, rear facing UPVC double glazed window and a rear facing UPVC double glazed entrance door. A door opens to the lounge and the room opens to the dining room.

Dining Room 3.58 x 3.15. Having decorative coving to the ceiling, wood effect laminate flooring and a radiator. Rear facing UPVC double glazed window and UPVC double glaze patio doors open to the rear garden.

Lounge 4.95 x 3.26. A spacious room with a front facing UPVC double glazed window and a radiator.

Landing A split landing with doors opening to the bedrooms and bathroom.

Master Bedroom 3.34 x 3.32. Having a rear facing UPVC double glazed window, wood effect laminate flooring and a radiator. An archway opens to the en-suite/dressing room.

En-Suite/Dressing Room 3.06 x 2.43. Fitted with a range of wardrobes along with a white suite comprising a shower cubicle with Monsoon shower, vanity wash hand basin and a rear facing UPVC double glazed window.

Bedroom 2 2.68 x 2.67. (The latter measurement is taken to the front of the wardrobes) Fitted with a range of mirror fronted wardrobes, coving to the ceiling, wood effect laminate flooring and a radiator.

Bedroom 3 2.62 x 2.61. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bedroom 4 2.62 x 2.39. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Family Bathroom 3.03 x 1.63. Fitted with a white suite comprising bath, shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front the home benefits from ample off road parking by way of a block paved driveway that in turn leads to the integral garage. To the rear is private and enclosed low maintenance garden that is predominantly flagged.

Garage 6.16 x 2.66. With roller shutter door, power and lighting. Having a rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door and a wall mounted central heating boiler.

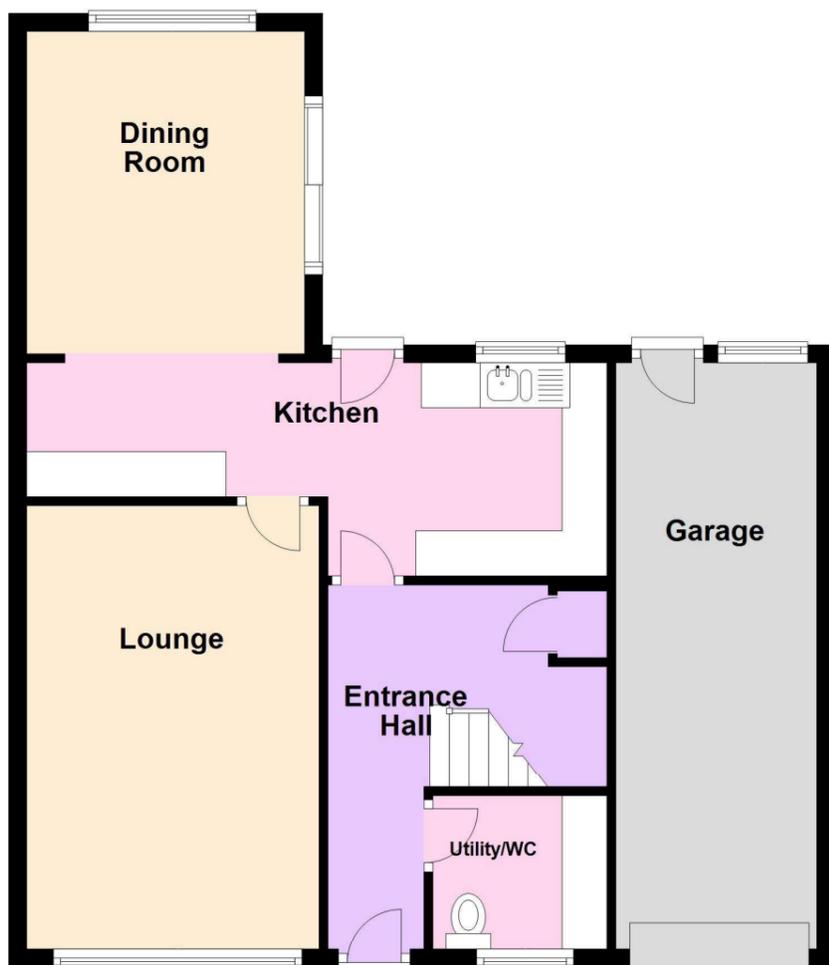


- Four bedroom detached home
- Cul-de-sac location
- Well regarded position
- Boasting two reception rooms
- Low maintenance gardens
- Driveway & Garage
- Master bedroom with en-suite/dressing room
- Utility room/ground floor WC
- Viewing is highly recommended!

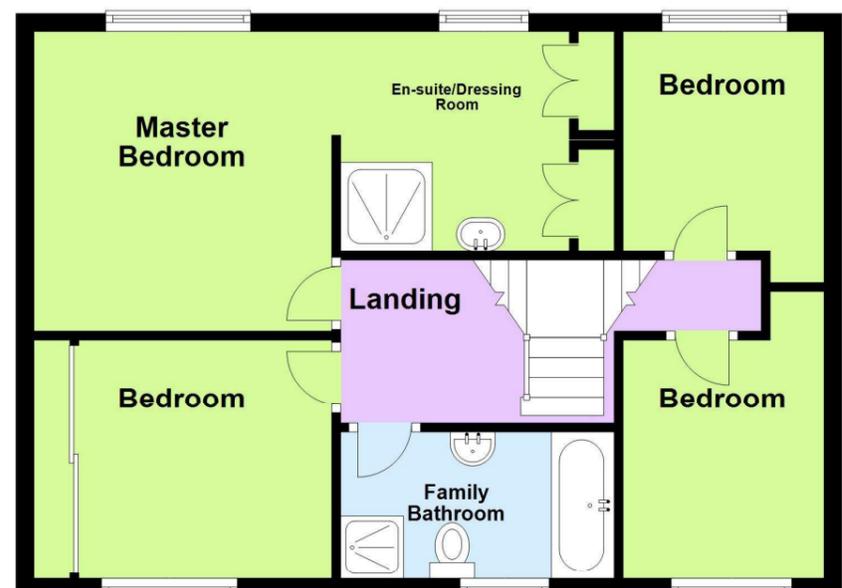
Disclaimer

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



Total area: approx. 121.5 sq. metres (1307.7 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.