

Freehold

Asking Price: £425,000

Doncaster Road, Thrybergh,  
Rotherham, S65



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# Doncaster Road, Thrybergh, Rotherham, S65

## CHARACTER, STYLE AND SIZE ABOUND! 1930'S DETACHED, FIVE BEDROOMS, THIRD OF AN ACRE PLOT, OUTSTANDING GARDENS AND VIEWS!

Set within beautiful gardens with south easterly rear aspect and open views towards Thrybergh Country Park and beyond a truly outstanding 1930's extended detached residence. Including central heating, double glazing, five bedrooms and three reception rooms this large and characterful home offers the potential to remodel within this superb location. The well stocked rear gardens are a true delight and complimented by the sunny aspect and views whilst the front is approached over a decorative drive with integral garage and further large garage and store. Well placed to be within easy reach of Rotherham, Sheffield, Doncaster and the motorway network this prestigious family home is a must view!

**Reception Hall** With double glazed front door, under stairs storage and stairs rising to the first floor.

**Cloakroom/WC** 2.50 x 1.50. With wc, wash basin with cupboard beneath, side window and extractor fan.

**Dining Room** 4.50 x 3.94. (Maximum measurements)With front bay window.

**Sitting Room** 6.28 x 3.58. Forming the ground floor extension this versatile room has twin front windows and patio doors to the rear.

**Lounge** 6.39 x 3.93. (Maximum measurements)With rear bay window overlooking the gardens, window seat and double glazed French doors. The focal point is the fire surround with marble inlay, hearth and open flame gas fire.

**Breakfast Kitchen** 5.45 x 3.72. (Maximum measurements)

With a range of fitted units with work surfaces, one and a half bowl sink with mixer tap, majority wall tiling, breakfast bar, plumbing for dishwasher and patio doors to the rear. Cooking appliances of electric hob with extractor and electric oven.

**Side Porch** With external door.

**Utility Area** 1.53 x 1.47. A small utility area with tiled walls, plumbing for washer and housing the Worcester gas boiler.

**Further WC** 1.55 x 0.87. With wc and tiled walls.

**Half Landing** With side window.

**Bedroom Five/Study** 3.59 x 2.53. (Maximum measurements) With twin aspect windows and storage cupboards.

**Principal Landing** With ladder access to the loft space.

**Bedroom One** 6.42 x 3.92. (Maximum measurements to bay)With rear bay window, window seat and views to the south.

There are a range of fitted wardrobes with dressing area and also wash basin.

**Bedroom Two** 4.51 x 3.98. (Maximum measurements)With front bay window, fitted wardrobes and wash basin with drawers beneath.

**Bedroom Three** 3.57 x 2.52. With side and rear windows, fitted wardrobes and wash basin with drawers beneath.

**Bedroom Four** 2.87 x 2.14. With front aspect.

**Bathroom** 3.35 x 2.52. (Maximum measurements) With rear bay and suite comprising wash basin with vanity beneath, bath and shower enclosure. Towel rail/radiator, extensive wall tiling and linen cupboards which house the hot water cylinder.

**Separate WC** 1.55 x 0.84. With wc in white, fully tiled floor and walls, panelled ceiling with downlights and side aspect window.

**Outside** The whole plot extends to a third of an acre with extensive well stocked lawned gardens to the rear which have open aspect to countryside, fabulous views and sunny south easterly aspect. There are an array of trees shrubs and flower beds, split level ornamental water feature/pond, outside tap, patio area and vegetable garden with greenhouse and brick garden store. To the front of the house are lawned gardens of good extent trees, shrubs and borders and adjacent patterned concrete driveway providing off road parking and access to the garages.

**Garage One** 3.90 x 2.60. An integral garage with automated entry door, light, power and cold water tap.

**Garage Two** 7.60 x 2.93. (Maximum measurements)

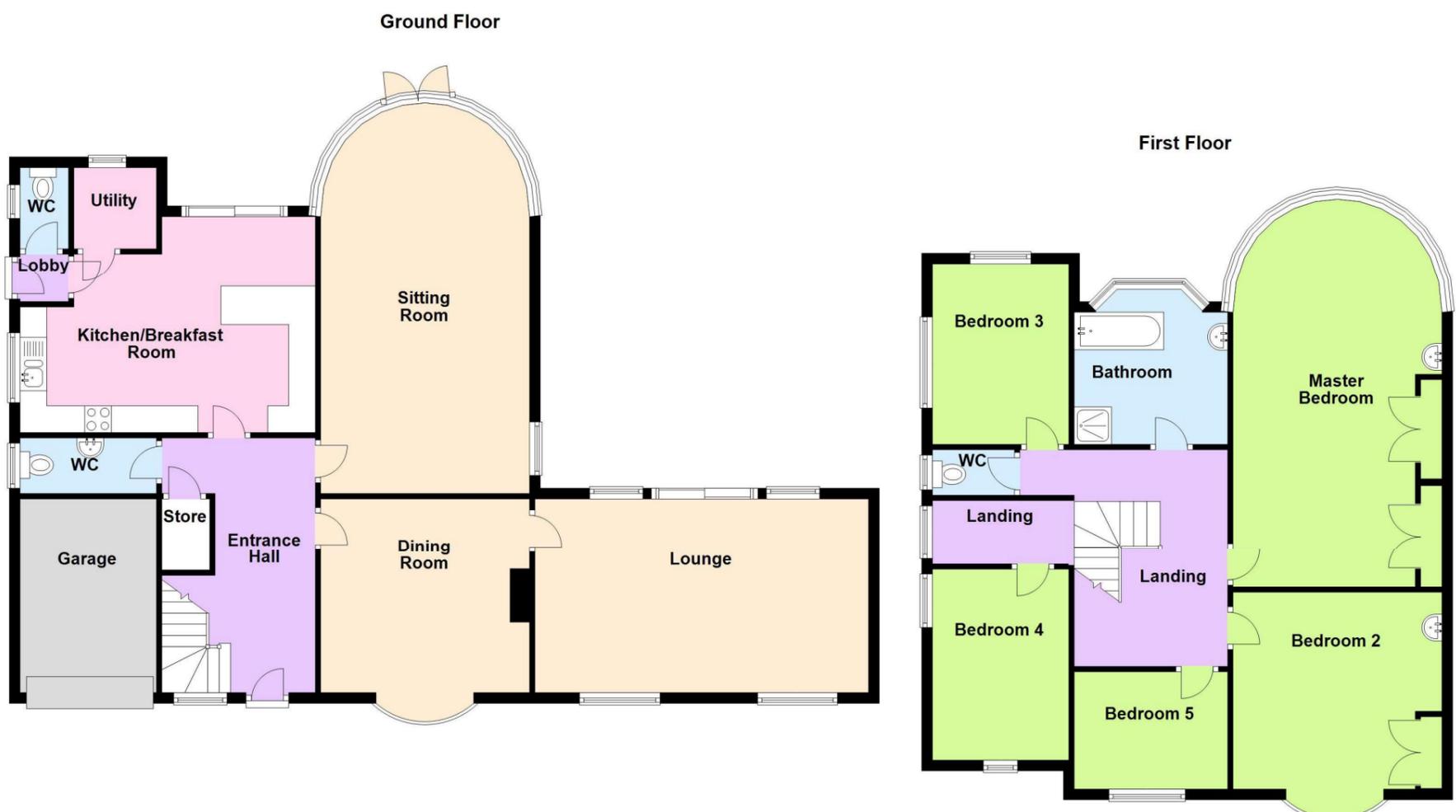
With automated entry door, light, power and store area at the rear with rear access door.



- Extended detached house
- Third of an acre plot
- Five bedrooms and three receptions
- Breakfast kitchen
- Fabulous gardens and views
- Two garages
- Central heating and double glazing

### 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.



Total area: approx. 198.3 sq. metres (2135.0 sq. feet)

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