

Rotheham, S65

Doncaster Road, Thrybergh,

Freehold

Asking Price: £425,000



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# Doncaster Road, Thrybergh, Rotherham, S65

## STUNNING COUNTRYSIDE VIEWS! SOUGHT AFTER LOCATION! GENEROUS ACCOMMODATION BOASTING FOUR BEDROOMS AND THREE BATHROOMS! A MUST VIEW!

A spacious four bedroom, three storey detached family home offering versatile and attractively presented accommodation all set within this highly regarded location. The home enjoys far reaching countryside views from a first floor balcony to the rear and boasts three bedrooms with en-suite facility. The location affords great access to retail at Parkgate along with access roads to Rotherham and Doncaster centres. The spacious accommodation briefly comprises an entrance lobby, hallway, ground floor bedroom and WC. To the first floor is a landing, lounge and a superb dining kitchen. To the second floor is a landing, master bedroom with en-suite shower room along with two further bedrooms with an en-suite shower room and en-suite bathroom. Outside, ample off road parking is provided by a driveway that in turn leads to a large integral garage. To the rear is an attractive, well tended garden with views towards Thrybergh Country Park. Viewing is an absolute must! Call Lincoln Ralph today!

**Entrance Lobby** Front facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator. A door opens to the hallway.

**Hallway** Having a rear facing UPVC double glazed entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor landing and doors open to the garage, WC and the ground floor bedroom.

**WC** 1.69 x 1.37. Fitted with a white low flush WC, vanity wash hand basin with tiling to splashback height and to the floor, rear facing UPVC double glazed window and a heated chrome towel rail.

**Bedroom 4** 4.14 x 3.53. Having laminate flooring, rear facing UPVC double glazed French doors and a radiator.

**Landing** Stairs rise to the second floor landing and a door opens to an open plan lobby.

**Lobby** 2.97 x 1.86. A lobby that is open plan to the lounge and dining kitchen.

**Lounge** 6.28 x 3.48. A light and well appointed room that has a multi fuel stove inset to the chimney breast beneath a timber mantle. Having downlights to the ceiling, radiator along with two rear facing UPVC double glazed patio doors that open to a balcony.

**Balcony** 6.27 x 1.51. A genuine highlight of the accommodation is this first floor balcony that takes in spectacular, far reaching views towards Thrybergh Country Park with steps descending to the rear garden.

**Kitchen Dining Room** 6.27 x 4.22. Forming the hub of the family home is this open plan dining kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob with double electric oven with extractor hood over, plumbing for a dishwasher along with space for an American style fridge freezer. Having tiling to splashback height, wood effect laminate flooring, two front facing UPVC double glazed windows and two radiators.

**Second Floor Landing** Having a side facing UPVC double glazed window and a built in mirror fronted wardrobe. Doors open to the bedrooms.

**Master Bedroom** 4.40 x 3.45. Having coving to the ceiling, wood flooring, rear facing UPVC double glazed window and a radiator. Double doors open to the walk in wardrobe and a door opens to the en-suite shower room.

**Walk In Wardrobe** 2.47 x 1.75. Side facing UPVC double glazed window, radiator and wood flooring.

**En-Suite Shower Room** 3.03 x 1.78. Fitted with a white suite comprising a walk in shower with overhead drencher, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, rear facing UPVC double glazed window and a heated chrome towel rail.

**Bedroom 2** 3.25 x 3.20. Having a fitted wardrobe, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 3.20 x 1.01. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, side facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.97 x 2.94. Having a built in wardrobe, front facing UPVC double glazed window, wood flooring and a radiator. A door opens to the en-suite bathroom.

**En-Suite Bathroom** 1.86 x 1.66. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, side facing UPVC double glazed window and a heated chrome towel rail.

**Outside** To the front ample off road parking is provided by a Tarmac forecourt that open to the integral garage. At the rear is a well tended garden with fantastic, far reaching views and enjoys a flagged seating area that overlooks a lawn with mature trees and shrub borders. In addition, there is a useful garden shed with power, lighting and an alarm along with external power points and an outside tap.

**Garage** 4.86 x 6.83. (The first measurement reduces to 2.78) Having a remote roller shutter door, power and lighting. There are fitted wall mounted and base units with a work surface incorporating a stainless steel sink. having plumbing for a washing machine and a wall mounted central heating boiler.



- Four bedroom, three storey detached home
- Three bedroom with en-suite
- Sought after location
- Generous rear garden
- Driveway & garage
- Far reaching countryside views
- First floor balcony
- Viewing is essential!

### 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.

