

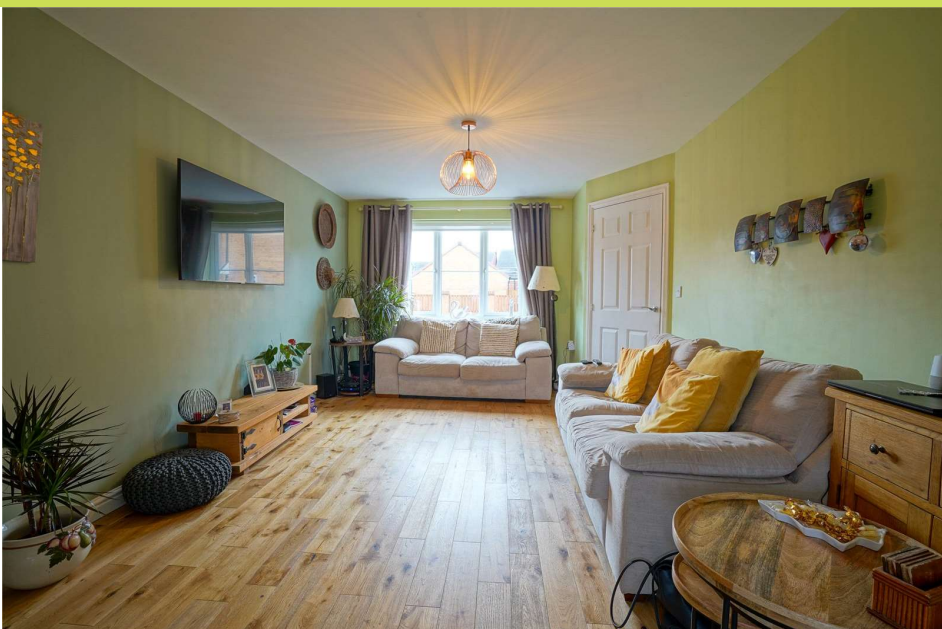
Freehold

Asking Price: £275,000

Harvest Avenue, Thurcroft,
Rotherham, South Yorkshire, S66



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SOUGHT AFTER MODERN DEVELOPMENT! FOUR BEDROOM DETACHED HOME! WELL PRESENTED ACCOMMODATION GARAGE & DRIVEWAY, VIEWING IS ESSENTIAL!

Viewing is essential to fully appreciate the accommodation on offer from this attractively presented, four bedroom, detached home. The property enjoys a position on this sought after modern development that is perfectly located to access a range of amenities in Thurcroft and is just a short drive away from the M18/M1 motorway network. The accommodation briefly comprises an entrance hallway, spacious lounge, fitted breakfast kitchen, utility room and a ground floor WC. To the first floor is a landing, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, off road parking is provided by a driveway and garage. There is an enclosed garden to the rear that is mainly laid to lawn. Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing composite entrance door, wood flooring and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

Lounge 4.80 x 3.40. A spacious and well presented room with wood flooring, front facing UPVC double glazed windows and a radiator. Double doors open to the kitchen.

Kitchen Breakfast Room 5.63 x 3.15. A beautifully appointed, open plan room that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl ceramic sink with mixer tap. There is an integral four ring gas hob and double electric oven with extractor hood over, tiling to splashback height, breakfast bar, downlights to the ceiling and a radiator. There is a useful under stairs storage cupboard, rear facing UPVC double glazed window, feature tiled wall and rear facing UPVC double glazed French doors. A door opens to the utility room.

Utility Room 2.14 x 1.60. Fitted with a work surface and having plumbing for a washing machine, space for a dryer along with a wall mounted central heating boiler. There is a side facing UPVC double glazed entrance door with doors also opening to the WC and garage.

WC 1.61 x 0.81. Fitted with a white suite comprising a low flush WC and a wash hand basin. Having wood effect laminate flooring, rear facing UPVC double glazed window, extractor fan and a radiator.

Landing There is access to the loft that is bordered for storage and has a light. Doors open to the bedrooms and bathroom and there is a useful storage cupboard.

Master Bedroom 4.0 x 3.77. (The first measurement is the maximum measurement and reduces to 3.18. The latter measurement is taken to the front of the wardrobes) Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.84 x 1.51. (The latter measurement increases to 2.16) 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 2 3.56 x 2.84. Front facing UPVC double glazed window and a radiator.

Bedroom 3 2.68 x 3.10. (The first measurement is the maximum measurement) Rear facing UPVC double glazed window and a radiator.

Bedroom 4 2.89 x 2.34. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.09 x 1.68. Fitted with a white suite comprising a panelled bat with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to splashback height, extractor fan, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside Off road parking is provided by Tarmac driveway that leads to an integral garage. The front garden is slate chipped and there is path access to the rear. The rear garden is well appointed and enclosed and enjoys a flagged patio overlooking a lawned garden with a slate chip and shrub border.

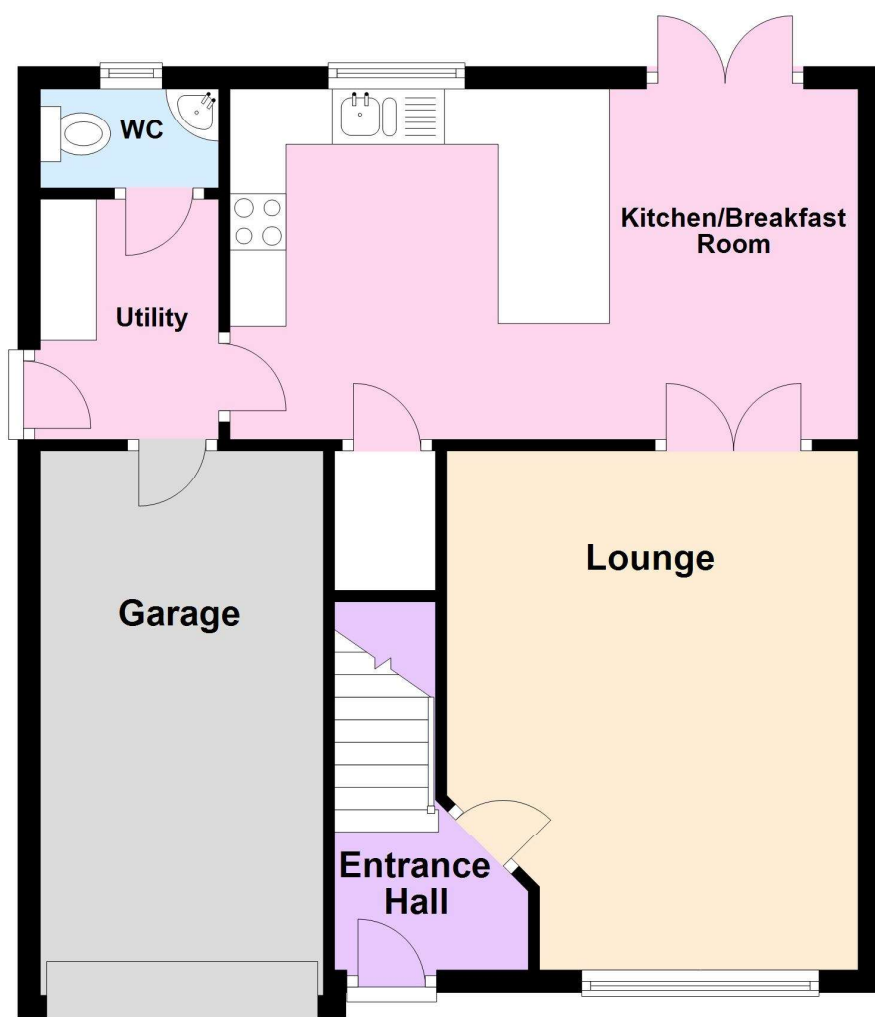


- Four bedroom detached
- Sought after modern development
- Driveway & garage
- Attractively presented
- Open plan breakfast kitchen
- Utility room
- Well placed for amenities
- Viewing is essential!

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.

Ground Floor



First Floor



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