



## **Curlew Rise Thorpe Hesley** Rotherham S61 2TZ

**£0**



- **Stunning Four Bedroom Detached Family Home - Large Corner Plot**
- **Re-Modelled Creating Open Plan Living Areas**
- **OUTSTANDING Open Plan Kitchen Dining with rear EXTENSION and Centre Island**
- **Four Ample Sized Bedrooms and a Stylish Family Bathroom**
- **In-Demand Village Location with Excellent Connectivity, Local Amenities and Schools**
- **Spacious Lounge, Handy Downstairs WC**
- **Extensive Range of Storage Units and an Extensive Range of Built-In Appliances**
- **Corner Plot Provides Off-Road Parking for Several Vehicles, Single Garage with Scope to Extend**

**Guide Price £380,000 to £390,000 - This four bedroom detached family home occupies an enviable corner plot is situated within a highly sought after residential location, providing easy access to both Rotherham and Sheffield, is handy for countryside walks at Wentworth, has commuter transport links at the M1 on the doorstep, and has a plethora of village amenities including schools and popular pubs. It is well maintained, beautifully appointed and carefully remodelled creating spacious, contemporary living areas ideal for growing families and an ideal place to entertain family and friends.**

**The ground floor has a welcoming entrance Hallway, with a convenient downstairs WC, a generous Lounge Reception with an abundance of natural light provided by two front facing windows. The Hallway opens into a stunning OPEN PLAN Kitchen Diner, with an off-shot rear extension providing additional storage space and has a rear stable style door allowing easy access to the Garden. The Kitchen is appointed with an extensive range of modern wall, and base units in a striking Carbon Blue colour with contrasting worktops and dividing centre Island providing further storage space. It has a full range of integral appliances including a mid-level double electric oven, microwave, induction hob, feature extractor fan, integrated dishwasher and a washer / dryer. The Dining Area is spacious, bright and airy, benefiting from rear patio doors soaking in views of the garden and with an additional seating area.**

**The first floor has three tastefully appointed double bedrooms, a fourth single, and has a stylish modern fully wall tiled Family Bathroom appointed with a suite in white comprising of a 'P' shaped bath with a shower screen and a wall hung hand wash basin.**

**Externally, the corner plot provides gardens to the front, side and rear. A double width block paved driveway provides off-road parking for several vehicles and leads to a single Detached Garage with room to the side to extend into a double subject to planning approval. A secure side gates opens onto a block paved Patio seating area which has attractive raised borders. The block paved path continues to the rear which has a privately enclosed garden, an additional patio to the rear of the Kitchen Diner, and with a raised area to the bottom, an ideal place for the kids to play or relax.**

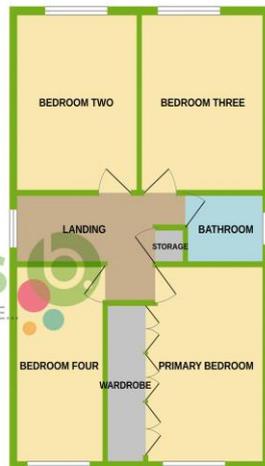
**This fabulous family home offers a blend of space, contemporary styling and versatile open plan living areas. Thorpe Hesley remains one of the areas most sought after locations combining a village feel with excellent connectivity. EPC to follow. \* Viewing Strongly Advised - APPOINTMENT ONLY \***





GROUND FLOOR

1ST FLOOR



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If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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