



Brook Hill, Thorpe Hesley Rotherham S61 2PZ

Guide Price £340,000 to £350,000



- **Spacious 3/4 bedroom Detached chalet bungalow with versatile living accommodation**
- **Cosy Bay Windowed Lounge**
- **Master Bedroom with Built in Wardrobes AND ensuite!**
- **First floor: adaptable space with potential for additional Bedrooms or Hobby rooms**
- **Delightful Thorpe Hesley location with pleasant field views to front**
- **Immaculate Gloss Kitchen opening into Dining Area**
- **Family Bathroom with Bath and Corner Shower**
- **Part Laid Lawn Garden, Detached garage with electrics and rear lean-to for storage**

Guide Price: £340,000 to £350,000. This deceptively spacious 3/4 Bedroom chalet Bungalow offers versatile living accommodation, making it suitable for a wide range of buyers and family needs. Positioned in a delightful setting of Thorpe Hesley with pleasant field views to front and enjoying close proximity to local schools and amenities, the property also benefits from easy access to the motorway network.

Designed with a carefully considered layout, much of the accommodation is on one level, providing ease of access and a natural flow between rooms. The ground floor features a welcoming entrance hall with Karndean flooring, a cosy front-facing bay windowed Lounge, and a modern cappuccino gloss fitted kitchen with integrated appliances and two full-size ovens. The Kitchen opens seamlessly into the Dining area, creating a bright and spacious hub perfect for family life and entertaining. The bay-windowed Master Bedroom is located on the ground floor and benefits from built-in wardrobes and its own Ensuite, which includes a WC, wash hand basin and walk-in mains shower. There is a further Double Bedroom and a Single Bedroom, both enjoying views overlooking the rear garden. The Family Bathroom is fitted with a full-size bath and a separate electric corner shower. A staircase leads to the first floor, which offers an adaptable space suitable for a multitude of layouts. Currently, one room is used as a home office and the second for storage, both benefiting from full eaves storage. These rooms offer excellent potential to create additional bedrooms, hobby rooms or further living space to suit a variety of needs.

Externally, the rear garden is part paved and part laid to lawn, with side gate access. There is a detached garage with full electrics and an additional lean-to to the rear, providing another useful storage or workshop area. To the front of the property is a long driveway offering parking for multiple vehicles, along with a lawned garden bordered by shrubs.

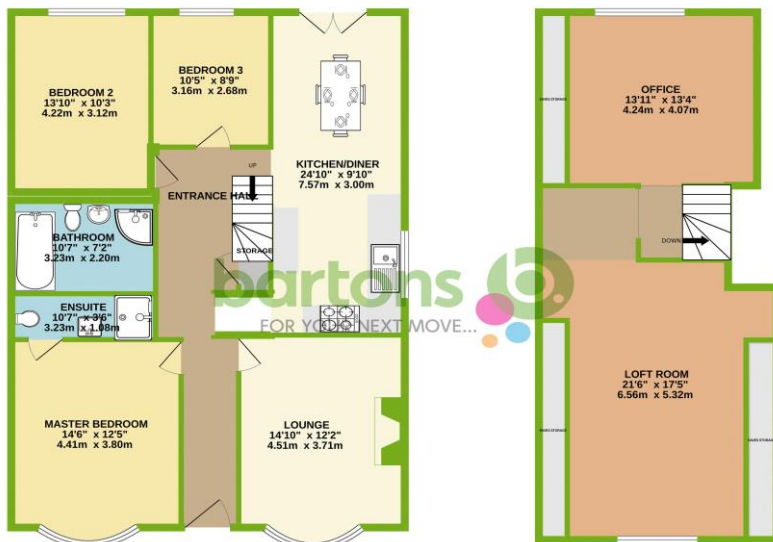
Offered freehold with no onward chain, early viewing is strongly advised!





GROUND FLOOR
1127 sq.ft. (104.7 sq.m.) approx.

1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA - 1788 sq.ft. (166.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Blueprints 12/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	72
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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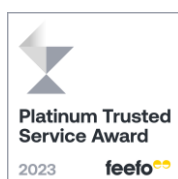
How to make an Offer

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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