



THREE HILLS CLOSE, THRYBERGH, ROTHERHAM

GUIDE PRICE £450,000 Freehold

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A FABULOUS BUNGALOW THAT OFFERS THE MOST...
OCCUPYING AN EXTENSIVE CORNER PLOT ON THREE
HILLS CLOSE...!

This outstanding property offers Spacious and flexible living
throughout, rarely do bespoke properties of this stature come
to market, commanding such a large plot .

- Extensive Extended Three Double Bedroom Bungalow
- Beautifully Appointed Kitchen
- Grand Spacious Lounge, Separate Dining Area & Sitting Room
- Conservatory
- Stunning Shower Room
- Separate WC
- Highly Desirable Cul-De-Sac Location
- Double Driveway & Large Detached Double Garage
- Landscaped Gardens on a Large Corner Plot
- NO ONWARD CHAIN...MUST BE

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A FABULOUS BUNGALOW THAT OFFERS THE MOST...OCCUPYING AN EXTENSIVE CORNER PLOT ON THREE HILLS CLOSE...!

This outstanding property offers Spacious and flexible living throughout, rarely do bespoke properties of this stature come to market, commanding such a large plot . The property boasts a beautiful integrated Kitchen, dining room, sitting room, conservatory and separate wc. A spectacular spacious lounge three double bedrooms and a modern family shower room. To the outside a double entrance creating two driveways providing ample parking one leading to a double detached garage with building potential, the other to the adjoining garage with utility area to the rear. To the outside extensive landscaped wrap around gardens with bespoke patio areas. The property also benefits from a range of fitted blinds. All this and much more can be found at this FANTASTIC & INDIVIDUAL PROPERTY. Call Uflit to arrange a viewing today 01709 912

Council Tax Band: D

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance Porch

An attractive entrance with a upvc glazed door further side glazed panel and carpeted flooring.

Hallway

Glazed French doors open into this spacious hallway creating a light and warming space, carpeted flooring seamlessly flowing throughout and a radiator gives warmth. Doors giving access to two storage cupboards, three bedrooms, family shower room, separate wc, lounge and a loft hatch with ladder to a partially boarded loft.

Master bedroom

w: 3.1m x l: 3.2m (w: 10' 2" x l: 10' 6")

A beautiful master bedroom with a large range of fitted wardrobes and furniture, a rear facing upvc bay window, carpeted flooring and radiator.

Bedroom 2

w: 4.2m x l: 2.9m (w: 13' 9" x l: 9' 6")

A further double bedroom with a front facing upvc bay window, radiator and carpeted flooring.

Bedroom 3

w: 2.9m x l: 3m (w: 9' 6" x l: 9' 10")

A further double bedroom with a range of built in mirrored wardrobes, rear facing upvc window, carpeted flooring and radiator.

Family Shower Room

w: 1.7m x l: 3.3m (w: 5' 7" x l: 10' 10")

A beautifully presented shower room comprising of a walk in shower cubicle and a wraparound vanity unit housing both wash hand basin and wc whilst creating an abundance of storage. Decorative paneling to both walls and ceiling, spot lighting, contrasting flooring, heated towel rail and a front facing window.

WC

w: 1.6m x l: 1.6m (w: 5' 3" x l: 5' 3")

Comprising of a low level wc, vanity wash hand basin, fully tiled with contrasting flooring, decorative paneled ceiling, radiator and a front upvc window.

Lounge

w: 7.2m x l: 4.2m (w: 23' 7" x l: 13' 9")

On entering this spacious living area your eyes are drawn to the stunning focal feature fire, carpeted flooring seamlessly flows through to dining area entered via glazed bi fold doors, large patio doors open to the conservatory, a further door to the kitchen and two radiators add warmth.

Conservatory

w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A fabulous addition to the property with laminate flooring, radiator, ceiling fan, French doors open on to the garden and patio doors give further access to the dining room.

Dining room

w: 2.8m x l: 3.6m (w: 9' 2" x l: 11' 10")

To the dining area carpeted flooring, radiator, a rear facing upvc bay window and a door to the sitting room.

Sitting room

w: 2.6m x l: 3.6m (w: 8' 6" x l: 11' 10")

Offering a quiet retreat with laminate flooring, radiator, rear facing upvc bay window, velux window and a door to the garage/ utility.

Kitchen

w: 3.7m x l: 3.3m (w: 12' 2" x l: 10' 10")

This stylish kitchen has a large range of wall and base units, complimentary work service areas and stunning back panels, built in double oven, gas hob and extractor fan, integrated dishwasher and a separate full length fridge and freezer. Beautiful Karndean flooring, spot lighting, front facing upvc window and a upvc glazed barn door accessing the garden.

Garage/ Utility Area

w: 2.6m x l: 7.6m (w: 8' 6" x l: 24' 11")

A large garage with up and over door, a rear utility room with a range of wall and base units, complimentary work surface areas, a counter top sink, plumbing for further utilities and a side facing upvc window.

Outside

The property sits back from the roadside commanding a large corner plot blending peacefully to its surroundings guarded by manicured foliage. A double entrance opening to both driveways one with double gates leading to a detached double garage. The main block paved driveway leads to the adjoining garage, the block paving wraps around a bespoke patio area with decorative slate borders.

A Fabulous extensive landscaped garden wraps around the property with lawned gardens and mature shrubbery, a further patio off the conservatory with balustrades creates a private sun terrace.

This property truly is worthy of a viewing to appreciate the size, the fabulous outdoor entertaining area and the potential with the land.







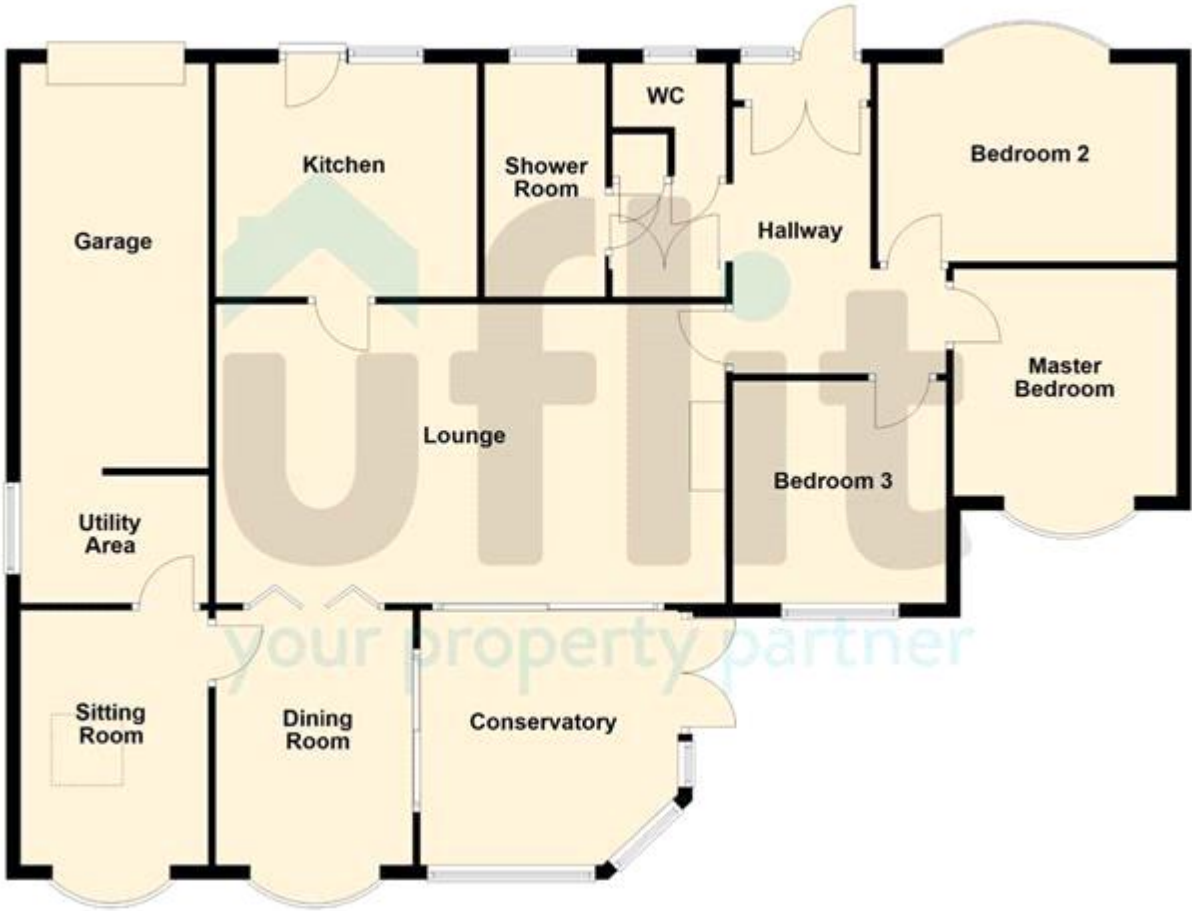




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Ground Floor



Total area: approx. 153.9 sq. metres (1656.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.