

FOR SALE



Noah Close, Thrybergh
Guide Price £300,000


MARTIN&CO



Noah Close, Thrybergh

3 Bedrooms, 2 Bathroom

Guide Price £300,000

- Providing Flexible Living
- Gated Development with intercom security access
- Generous Proportions
- Stunning Living Diner/Kitchen

GUIDE PRICE £300,000 - £320,000. Introducing Noah Close, a private bespoke development of five brand new dormer bungalows. This exclusive development offers two pairs of semi-detached bungalows and one detached bungalow, all finished to an exceptional standard. Situated within a gated development, residents can enjoy a generous communal drive and communal seating area. Martin and Co have dealt with this developer on numerous occasions and the attention to detail is second to none.



Tucked away in the heart of Thrybergh, via a private gated driveway with security intercom and lighting, this development offers a peaceful and secluded location while still providing easy access to local amenities, transport links, and the beautiful Thrybergh Country Park.

The detached dormer bungalow, known as Plot 5. This impressive home may appear modest from the outside, but once you step inside, you'll be amazed by its size, flexibility and layout. Currently designed as a three-bedroom home with a separate lounge, study and dressing room/bedroom, the possibilities for customization are endless. The entrance hall welcomes you with a spindled staircase adorned with inset lighting. On the ground floor, you'll find a shower

room with a white three-piece suite, as well as a larger-than-average bedroom. The versatile layout also allows for the lounge to be converted into an additional bedroom if desired. The generous lounge, dining and kitchen area provides a fantastic space for relaxation and entertaining, while the tiled floor and patio doors leading to the garden add a touch of sophistication. The bespoke kitchen is equipped with fitted wall and base units and integrated appliances. Upstairs, the first floor landing leads to a bedroom, study, bedroom and en suite bathroom. Outside a block paved parking area is available, along with a larger-than-average enclosed garden at the rear.

Don't miss out on the opportunity to own one of these exceptional properties at Noah Close. Contact us today to arrange a viewing and secure your dream home!

ENTRANCE HALL With side facing entrance door,

spindles staircase rises to the first floor landing with inset lighting and downlights to the ceiling.

BEDROOM A much larger than average beautiful bedroom with front facing window.

LOUNGE A very generous sized lounge, which could easily be used as a further bedroom.

KITCHEN/LOUNGE/DINING ROOM This show stopper of a space is the heart of the home and a superb entertaining space. The kitchen area has a bespoke kitchen with fitted wall and base units and island/breakfast bar. The island incorporates a single bowl sink and hob. There is separate single oven, integrated microwave, washing machine, dishwasher, and fridge freezer. There is a tiled floor, downlights to the ceiling and French doors open to the generous and enclosed rear garden.

SHOWER ROOM Having a white three piece suite which incorporates a low flush w.c, wash hand basin,



shower cubicle, tiled floor, splash backs, downlights to the ceiling, extractor fan and rear facing window.

FIRST FLOOR LANDING With spindled balustrade and side facing roof style window.

BEDROOM A generous size bedroom with front facing window.

STUDY With a side facing roof style window.

DRESSING ROOM With downlights to the ceiling and side facing roof style window giving access to the bathroom.

BATHROOM A simple but stunning larger than average bathroom with a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled floor, tiled splash backs, downlights to the ceiling, extractor fan, eaves storage and rear facing window.

OUTSIDE With blocked paved off road parking. There is gated access to the side pathway leading to the rear where there is a larger than average lawn garden with paved patio. To the other side of the property is potential for further off road parking/storage.

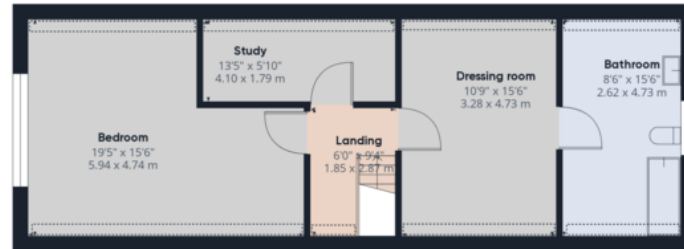


%epcGraph_c_1_544%





Ground Floor



Approximate total area^{††}

2034.52 ft²
189.01 m²

Reduced headroom

68.11 ft²
6.33 m²

Excluding balconies and terraces

⊞ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.