

**FOR SALE**



**Sough Hall Close, Thorpe Hesley**  
**Guide Price £350,000**

  
**MARTIN & CO**





## Sough Hall Close, Thorpe Hesley

4 Bedrooms, 2 Bathroom

**Guide Price £350,000**

- Four bedrooms
- Master with en suite and walk in wardrobe
- Family room
- Extensive kitchen

GUIDE PRICE £350,000 - £360,000. Introducing Sough Hall Close, a remarkable four-bedroom extended semi-detached home nestled in the heart of Thorpe Hesley, Rotherham. This exquisite property is ideally situated at the head of a tranquil cul-de-sac, offering both privacy and convenience. With its inviting garage and ample driveway, this home ensures abundant off-road parking for you and your guests.



Boasting an enviable location in a highly sought-after area, this residence is a true gem that demands your attention. No expense has been spared in the meticulous design and presentation of this stunning family abode. Beyond its impressive facade, this property offers a seamless blend of comfort, style, and functionality.

The journey begins as you step into the welcoming entrance porch, setting the tone for what lies ahead. The generous lounge welcomes you with open arms, featuring an oak and chrome staircase that ascends to the first-floor landing. The attention to detail is evident throughout, with quality craftsmanship enhancing every corner of this home.

The heart of the home is the extensive kitchen,

adorned with shaker-style wall and base units that exude elegance. Wooden worksurfaces add warmth, while modern appliances including a double oven, hob, and extractor hood ensure that culinary adventures are a joy. The dining/sitting area is a perfect gathering spot, where French doors lead to the side patio, seamlessly connecting indoor and outdoor living.

Convenience is elevated with a downstairs cloakroom, while a versatile family room overlooks the well-manicured rear garden, providing a serene retreat.

Ascending to the first floor, the landing leads to four well-appointed bedrooms, each with its own unique charm. The master suite stands out with a walk-in dressing room and an en-suite shower room featuring a pristine white three-piece suite. Bedroom two offers fitted wardrobes for organized storage, while the family bathroom dazzles with another white three-piece suite.

Outdoor living is equally enchanting, with a lush lawn bordered by mature shrubs and a meticulously

designed block-paved drive leading to a single garage. The rear garden is a haven of relaxation, complete with a charming patio, raised borders, verdant lawn, and delightful shrub borders. An additional patio area offers a wonderful space for al fresco dining and entertaining.

In summary, Sough Hall Close is more than just a house; it's a statement of refined living. With its prime location offering easy access to commuter links, local amenities, and transport connections, this property presents an opportunity that cannot be missed. Arrange a viewing today to experience firsthand the magnificence and sophistication this home has to offer.

**ENTRANCE PORCH** With a front facing window, side facing entrance door, laminate flooring and a door to the lounge.

**LOUNGE** A generous size room with decorative inset downlights to the ceiling. The focal point of the room is





the oak and chrome spindled stair case which rises to the first floor landing. The room has laminate flooring and front facing bow window.

**FAMILY ROOM** With laminate flooring and a rear facing window overlooking the rear garden.

**KITCHEN** With an extensive range of fitted wall and base units in shaker style, with an island / breakfast bar. Wall units include extractor hood and there are downlights to the ceiling. Base units are set beneath wooden worktops which extend and include a one and a half bowl sink. There is space for an American style fridge freezer, plumbing for washing machine, dishwasher, gas hob, double electric oven, tiled splash backs, laminate floor, rear facing window and there is a dining room/sitting room which leads off the kitchen.

**DINING/SITTING ROOM** With coving and downlights to the ceiling. There is a front facing window, side facing French style doors open onto the side patio area

and laminate floor.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, vanity wash hand basin, tiled splash back, cupboard housing the boiler, laminate floor and side facing window.

**LANDING** With oak and chrome balustrade, downlights to the ceiling and access to the loft.

**MASTER BEDROOM** A larger than average master suite with coving and downlights to the ceiling and a front facing window. A door leads through to the walk in wardrobe which has built in storage and access to a second loft space. A door gives access to the en suite shower room.

**EN SUITE** With a white three piece suite comprising of a low flush w.c, vanity wash hand basin, corner shower cubicle, tiled splash backs, downlights to the ceiling and rear facing window.

**BEDROOM TWO** With coving and downlights to the ceiling and front facing window.

**BEDROOM THREE** With coving and downlights to the ceiling, fitted wardrobes to one wall and rear facing window.

**BEDROOM FOUR** With coving and downlights to the ceiling and front facing window.

**FAMILY BATHROOM** With a white three piece suite which comprises of a vanity wash hand basin, low flush w.c, paneled bath, tiling to the walls, downlights to the ceiling and rear facing window.

**OUTSIDE** To the front is a lawn garden with mature shrub borders. A block paved drive provides off road parking. There is also a single garage. There is side stone patio with outdoor lighting and raised borders. The patio extends to the rear where there is a lawn with raised shrub borders and further patio area.



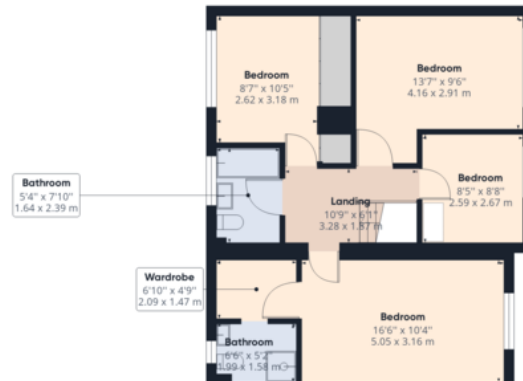








Ground Floor



Approximate total area<sup>(1)</sup>  
 1512.47 ft<sup>2</sup>  
 140.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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