

FOR SALE



**Rowena Drive, Thurcroft
Asking Price Of £170,000**


MARTIN & CO



Rowena Drive, Thurcroft

3 Bedrooms, 1 Bathroom

Asking Price Of £170,000

- Semi detached
- No chain
- Off road parking
- Two reception rooms
- Dining kitchen

Offered for sale with no chain involved, this spacious and well-appointed three bedroom semi-detached home is located in the popular area of Thurcroft. With easy access to local amenities, public transport links, and commuter links, this property is sure to attract a varied range of purchasers.

Upon entering the property, you are greeted by an entrance hall with a glass and oak balustrade, creating a modern and inviting atmosphere. The lounge boasts a bow window, allowing plenty of natural light to flood the room. The dining kitchen features a range of fitted wall and base units, offering ample storage space, and French style doors leading to the rear garden.

Convenience is key with a downstairs w.c. and a side porch with storage cupboards. The utility room provides additional practicality. The rear sitting room is a cozy space with French doors opening to the garden and a log burner, perfect for those chilly evenings.

Heading to the first floor, you will find a well-proportioned landing leading to three bedrooms. Each bedroom offers comfortable living space and the opportunity to create a personalized haven. The



family bathroom is fitted with a four-piece suite, ensuring that all your needs are met.

Outside, the property boasts off-road parking to the front, providing convenience for residents and visitors. The rear garden features a decked area, a well-maintained lawn, and another decked area, offering a tranquil space to relax and unwind.

ENTRANCE HALL With coving to the ceiling and laminate flooring. The focal point of the hallway is the feature staircase with glass and oak balustrade with under stairs storage. There is a front facing entrance door and side facing window.

LOUNGE With coving and rose to the ceiling. With laminate flooring, inset contemporary style fire and front facing bow window.

DINING KITCHEN With coving and downlights to the ceiling. There is a range of fitted wall and base units,

wall units include extractor hood. Base units are set beneath granite worktops which include a one and a half bowl sink, hob, oven, integrated dishwasher, integrated washing machine, tiled floor, tiled splash backs, rear facing window and rear facing French style doors to the rear garden.

DOWNSTAIRS W.C Having a low flush w.c, wash hand basin, downlights to the ceiling and rear facing window.

SIDE PORCH With fitted base units with wooden top, front facing window and front facing entrance door.

UTILITY ROOM With wall and base units, downlights to the ceiling and tiled floor.

SITTING ROOM With downlights to the ceiling, tiled floor, log burner, side facing French doors to the garden and rear facing window.

LANDING With coving to the ceiling and loft access.



Side facing window and glass and oak balustrade.

BEDROOM ONE A double size room with coving to the ceiling, laminate floor and front facing window.

BEDROOM TWO A double size room with coving and downlights to the ceiling, fitted storage and rear facing window.

BEDROOM THREE A good size single room with coving to the ceiling and built in cabin bead with storage and front facing window.

BATHROOM A generous size bathroom with a white four piece suite which includes a low flush w.c, wash hand basin, shower cubicle, bath, tiled walls, tiled floor, downlights to the ceiling and two rear facing windows.

OUTSIDE To the front of the property is a block paved drive with lawn. To the rear is an enclosed garden with decked area, lawn, further decked area and log store.



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Ground Floor



Approximate total area⁽¹⁾
1164.62 ft²
108.2 m²

(1) Excluding balconies and terraces

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>



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