

**FOR SALE**



**Kingdom Close, Thurcroft**  
**Guide Price £200,000**

  
**MARTIN&CO**

## Kingdom Close, Thurcroft

3 Bedrooms, 2 Bathroom

**Guide Price £200,000**

- Semi detached
- Three bedrooms
- Drive and garage
- Dining kitchen
- En Suite

Welcome to Kingdom Close, a beautifully presented three-bedroom, three-storey semi-detached family home located on a popular development in Thurcroft. This versatile and spacious property offers a modern lifestyle with easy access to local amenities, schools, and excellent transport links, making it an ideal choice for a wide range of buyers.

Upon entering the property, you are greeted by a welcoming entrance hall with stairs leading to the first floor. The ground floor boasts a stylish dining kitchen fitted with a range of modern wall and base units, providing ample storage and workspace. French doors open out to the enclosed rear garden, creating a wonderful indoor-outdoor flow, perfect for entertaining and family gatherings. The ground floor also includes a convenient cloakroom with a WC, adding to the home's practicality.

Ascending to the first floor, you will find a spacious and inviting lounge, ideal for relaxing or socialising with friends and family. Also on this floor is the third bedroom, which could serve as a child's room, guest room, or home office, depending on your needs. The family bathroom is equipped with a contemporary white three-piece suite, offering a clean and fresh space for everyday use.

The second floor is dedicated to the main sleeping quarters. The master bedroom is generously sized and includes an en-suite shower room with a white three-piece suite, providing a private retreat for unwinding after a busy day. Bedroom two is also well-proportioned, offering comfortable accommodation for family members or guests.

Externally, the property features a driveway and a single garage, ensuring off-street parking and additional storage. The rear garden is enclosed, providing a secure and private space for children to play or for outdoor relaxation. The garden is laid to lawn with a patio area, perfect for alfresco dining and summer barbecues.

Kingdom Close is ideally located within a vibrant community with easy access to local shops, parks, and well-regarded schools, making it an excellent choice for families. Transport links are also excellent, with convenient road connections to Rotherham, Sheffield,

and beyond, catering to commuters and those who enjoy exploring the local area.

This delightful three-storey home offers a perfect blend of modern living and convenience in a sought-after location. Don't miss the opportunity to make this stunning property your new home. Contact us today to arrange a viewing!

**ENTRANCE HALL** With a staircase rising to the first floor landing and front facing entrance door.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, wash hand basin with tiled splash backs.

**DINING KITCHEN** With a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, plumbing for washing machine, space

for fridge freezer, oven, hob, store cupboard, rear facing window and rear facing French doors to the garden.

FIRST FLOOR LANDING With staircase to the second floor landing.

LOUNGE A generous size room with two rear facing windows.

BEDROOM THREE With front facing window.

FAMILY BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled splash backs and front facing window.

SECOND FLOOR LANDING

MASTER BEDROOM With front facing window.

EN-SUITE Having a three piece suite which comprises

of a low flush w.c, wash hand basin, shower cubicle, tiled splash backs and front facing window.

BEDROOM TWO With rear facing roof window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## 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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