

Crucible Homes



Hesley Grange
Rotherham, S61 2QY

Asking Price Of
£380,000

Overview

Spacious four-bedroom detached family home

Highly Sought after location

Two reception rooms, Downstairs WC

Cul-de-sac location

Double driveway with Garage

Excellent transport links



Description

Hesley Grange, Scholes (S61), Rotherham
Guide Price: £380,000

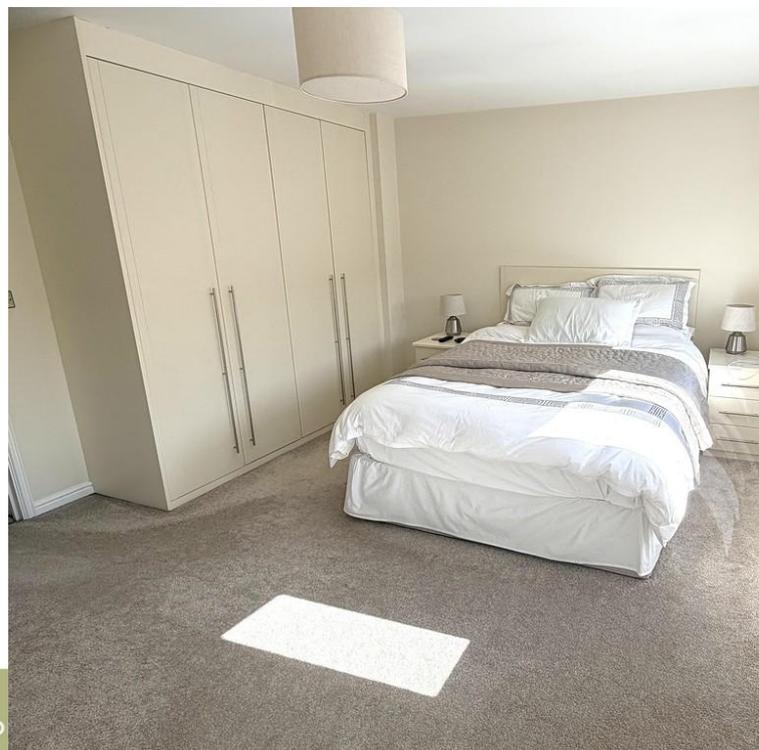
Positioned within a quiet cul-de-sac setting on the popular Hesley Grange development, this spacious four-bedroom detached family home enjoys a highly regarded location on the Rotherham/Sheffield border, offering excellent access to nearby amenities, schools and transport links.

ENTRANCE HALL A bright and welcoming entrance hall, with staircase to the first floor and access to the principal ground floor living spaces

DINING ROOM 12' 9" x 10' 9" (3.9m x 3.3m) A flexible dining space, currently styled as a games room, ideal for entertaining or family use

LOUNGE 20' 4" x 10' 9" (6.2m x 3.3m) A beautifully presented, neutrally decorated lounge with French doors opening onto the rear garden, creating a seamless indoor-outdoor living space.

KITCHEN/BREAKFAST ROOM 14' 5" x 13' 1" (4.4m x 4m) A modern kitchen/breakfast room featuring a range of wood-effect and high-gloss units with black granite worktops and splashbacks, and a breakfast bar with LED lighting. Fitted with a Blanco one-and-a-half bowl sink with filtered



water tap, and a range of integrated Siemens appliances including induction hob, double oven, microwave, dishwasher and fridge, plus a Caple wine cooler.

Rear-facing uPVC double glazed windows and French doors open onto the patio. Finished with tiled flooring and downlighting, with access to the utility room.

UTILITY ROOM 7' 6" x 5' 10" (2.3m x 1.8m) Utility room fitted with matching wall and base units and a roll-edge work surface with space for freestanding appliances. With a side-facing uPVC double glazed window, tiled flooring, recessed spotlights and a concealed wall-mounted central heating boiler.

DOWNSTAIRS WC Fitted with a white low flush W.C. and corner pedestal wash hand basin, with tiled splash back area. There is oak Karndean flooring, a radiator and extractor fan.

FIRST FLOOR LANDING With a radiator, built-in airing cupboard and loft access. The loft is fitted with a pull-down ladder, lighting and is partially boarded.

MASTER BEDROOM 17' 4" x 12' 9" (5.3m x 3.9m) A generously proportioned principal bedroom enjoying excellent natural light from four front-facing uPVC double glazed windows, complete with a fitted dressing area and a range of fitted wardrobes. Beautifully presented in neutral tones, with a panel door leading to the en-suite

ENSUITE SHOWER ROOM 8' 0" x 4' 3" (2.44m x 1.32m) Modern en-suite comprising a walk-in shower with chrome fittings and body jets, Villeroy & Boch vanity wash basin and low flush W.C. With a front-facing opaque uPVC double glazed window, fully tiled walls and flooring, chrome heated towel rail and recessed spotlights.

BEDROOM TWO 8' 6" x 6' 10" (2.6m x 2.1m) A spacious double bedroom enjoying a rear-facing uPVC double glazed window, complete with a radiator and direct access to the en-suite shower room

ENSUITE An en-suite shower room fitted with a walk-in shower cubicle, pedestal wash basin with tiled splashback and a low flush W.C., complemented by a side-facing uPVC double glazed opaque window and radiator.

BEDROOM THREE 14' 5" x 7' 6" (4.4m x 2.3m) A double bedroom with a rear facing upvc double glazed window and radiator.

BEDROOM FOUR 8' 6" x 6' 10" (2.6m x 2.1m) A double bedroom with a rear facing upvc double glazed window and radiator. Currently used as a gym.

FAMILY BATHROOM 8' 2" x 8' 2" (2.5m x 2.5m) A stylish, contemporary family bathroom featuring a recessed bath, low flush W.C. and triple flush and bidet.



