

## 9 Rockland Villas, Thrybergh, Rotherham, S65 4AL



Standing in generous gardens is this attractively appointed and generously proportioned three bedroom mid Villa, benefiting from uPVC double glazing, conservatory, modern kitchen and central heating by way of a back boiler. OFF ROAD PARKING FOR THREE VEHICLES.

**£115,000 Tenure TBC**



The property comprises

### Hallway

A uPVC door inset with decorative glass and matching side panel opens into the hallway, neutral fitted carpet to the floor. Leading to the front and rear sitting rooms and kitchen. Carpeted stairs rise to the first floor landing.

### Living Room - 3.35m x 4.72m (11' x 15' 6")

Having front and rear aspect with a front facing window and rear glazed French doors that lead into the conservatory. Feature fire surround with tiled inset and hearth on which stands a coal effect gas fire. Neutral carpet to the floor and coving to the ceiling. TV point.

### Conservatory - 1.98m x 3.05m (6' 6" x 10')

Providing further versatile living accommodation and currently used as the dining room, fully glazed with white uPVC double glazing, French doors open out onto the front garden. Fitted laminate to the floor.

### Sitting Room / Dining Room

Having a front facing aspect with further side window, attractive paper to the feature wall and laminate flooring.

### Kitchen

Having a good range of modern wall, drawer and base cabinets with a white high gloss finish and chrome bar handles, end display shelving and black contrasting roll edged work surfaces incorporate a four point gas hob, pull out extractor hood above and inbuilt electric oven. Space for free-standing fridge freezer, plumbing and point for automatic washing machine. Set below the rear facing window is a one and half sink and drainer with stainless steel mixer tap, further side facing window. Vinyl covering to the floor. Leading to the downstairs cloakroom.

### Downstairs Cloakroom - 2.51m x 5.23m (3' 2" x 8' 3")

Comprising a white pedestal wash hand basin and low flush WC. Full ceramic tiling to the walls and floor, rear facing window. Inbuilt storage cupboard and brushed steel sockets and switches.

### Landing

Carpeted stairs rise to the first floor landing haing a front facing window, inset downlighters to the ceiling and neutral decor to the walls. Leading to the three bedrooms, family bathroom and separate WC.

### Bedroom 1 - 3m (not including wardrobe depth) x 4.62m (9' 10" x 15' 2")

The substantial master bedroom has dual aspect front and rear, good range of fitted wardrobes and fitted carpet to the floor. Inbuilt airing cupboard. TV point.

### Double Bedroom 2 - 3.4m x 3.48m (11' 2" x 11' 5")

The double bedroom has a front facing aspect and laminate flooring. Space for free-standing bedroom furniture.

### Bedroom 3 - 2.44m x 2.49m (8' x 8' 2")

The single bedroom has a rear facing outlook, fitted carpet to the floor and neutral decor to the walls.

### Bathroom - 2.03m x 1.7m (6' 8" x 5' 7")

Fully tiled with decorative border, neutral spa bath with chrome Victorian style mixer fitting and head attachment, wash hand basin is integrated into a vanity cabinet and ceramic tiling to the floor. Inset downlighters to the ceiling.

### Separate WC - 0.81m x 1.45m (2' 8" x 4' 9")

Having an off white low flush WC, fully tiled to the walls, extractor fan and inbuilt downlighters to the ceiling.

### Exterior

The substantial front has steps that lead down to Doncaster Road.

Mainly laid to lawn with well stocked borders and patio area provides space for outside table and chairs.

The generous rear garden is mainly laid to lawn with raised borders well stocked with mature shrubs and plants, substantial off road parking for three vehicles. Substantial wooden storage shed with power and lighting.



Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided as an indicative guide to help illustrate the general layout of the property only.  
Plan produced using The Mobile Agent

**To arrange a viewing, please call us on 0114 2698087 or email us at [info@2roost.co.uk](mailto:info@2roost.co.uk).**

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