



Cannonthorpe Rise, Treeton, Rotherham, S60

An internal inspection is essential to appreciate this generous, four double bedroomed detached family home located on a quiet cul-de-sac in Treeton. With renovations carried out by the current owner and benefiting from a stylish kitchen, a master bedroom with ensuite, a utility room and a downstairs WC. Having a conservatory, a double garage and a good sized enclosed rear garden. Within close proximity to a choice of local amenities and road links to the M1 Motorway, Rotherham and Sheffield.

Guide Price £320,000 - £330,000

- FOUR DOUBLE BEDROOMS
- LARGE DETACHED HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- DOUBLE GARAGE AND ENCLOSED GARDEN
- STYLISH KITCHEN



Property Description

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HALLWAY

A spacious and welcoming hallway with neutral decor, carpeted flooring and a built in welcome mat. Two ceiling lights, radiator and stairs rise to the first floor. Doors lead to the lounge, dining room, study, kitchen, downstairs WC and double garage.

LOUNGE

11' 7" x 15' 8" (3.54m x 4.8m)

A generous, bright living area with carpeted flooring and a feature hole in the wall with a mosaic tiled hearth. Ceiling light, two radiators and a walk in bay window overlooks the front of the property. TV point and double doors lead to the dining room.

DINING ROOM

11' 7" x 11' 6" (3.54m x 3.51m)

A formal dining area with neutral decor, carpeted flooring and a window overlooking the rear garden. Ceiling light and radiator.



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STUDY

7' 9" x 7' 6" (2.38m x 2.3m)

Could be used as a playroom or snug. Laminate flooring, ceiling light, radiator and a window overlooking the rear garden.

KITCHEN

15' 8" x 12' 0" (4.8m x 3.66m)

A stunning, newly installed kitchen fitted with high gloss wall and base units and marble effect worktops. Double oven, hob and a feature hood extractor fan. Integrated dishwasher and breakfast bar. Spot lighting, radiator and a window. TV point, laminate flooring and a one and a half doors lead to the conservatory.

CONSERVATORY

8' 4" x 13' 1" (2.55m x 4.0m)

Creating fantastic extra living space with laminate flooring and a ceiling fan light. Double doors open to the garden.

UTILITY ROOM

5' 0" x 7' 10" (1.53m x 2.4m)

With further wall and base units and worktops. Stainless steel sink with mixer tap. Integrated microwave and an integrated fridge/freezer. Ceiling light, radiator, laminate flooring and a built in welcome mat. A uPVC door leads to the side of the property.

DOWNSTAIRS WC

Having a pedestal sink and low flush WC. Ceiling light, radiator and mosaic effect vinyl flooring.

STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a ceiling light and doors leading to the four bedrooms, bathroom and airing cupboard.

MASTER BEDROOM

11' 9" x 18' 0" (3.6m x 5.5m)

A larger than average double bedroom with neutral decor, carpeted flooring, a ceiling light and two ceiling hung bedside table lights. Radiator, TV point and a window. A door leads to the ensuite.

ENSUITE

Comprising of a bath, shower cubicle, pedestal sink and low flush WC. Spot lighting, radiator and an obscure glass window. Part tiled walls and tiled flooring.

BEDROOM TWO

14' 10" x 11' 1" (4.53m x 3.39m)

A second, generous double bedroom with neutral decor, carpeted flooring and a window overlooking the front of the property. Ceiling light and radiator.

BEDROOM THREE

11' 6" x 9' 4" (3.53m x 2.85m)

A third double bedroom with a ceiling light and radiator. Window, neutral decor and carpeted flooring.

BEDROOM FOUR

9' 1" x 9' 4" (2.77m x 2.85m)

Currently used as a dressing room with neutral decor and laminate flooring. Ceiling light, radiator and a window overlooks the rear of the property.

BATHROOM

Comprising of a bath, pedestal sink and low flush WC. Spot lighting, radiator and an obscure glass window. Part tiled walls and mosaic effect vinyl flooring.

OUTSIDE

To the front of the property is a double driveway and lawn with hedging to the boundary. Access to the double garage with power and lighting. A side path leads to the rear garden. To the rear of the property is a large enclosed garden with a patio area, lawn and decking. A garden shed, hedging to the boundary, an outside tap and outdoor power point.

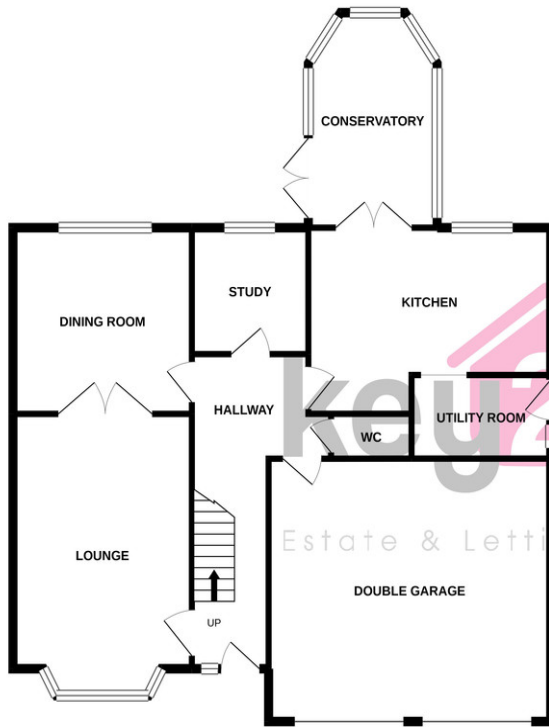
PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- FREEHOLD

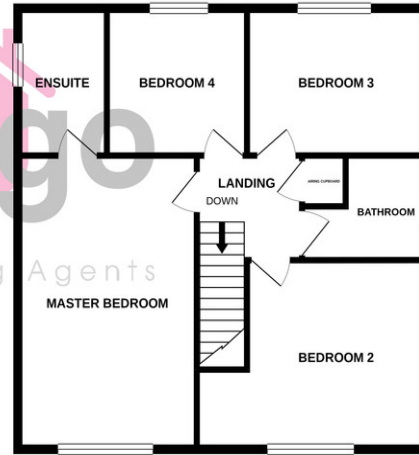


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

E

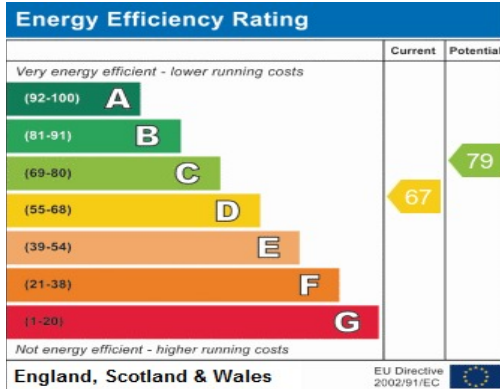
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

