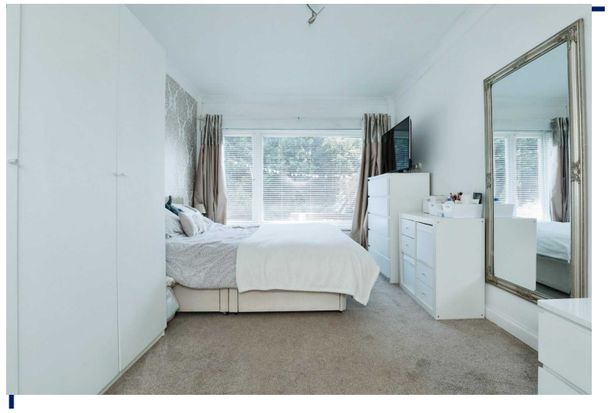
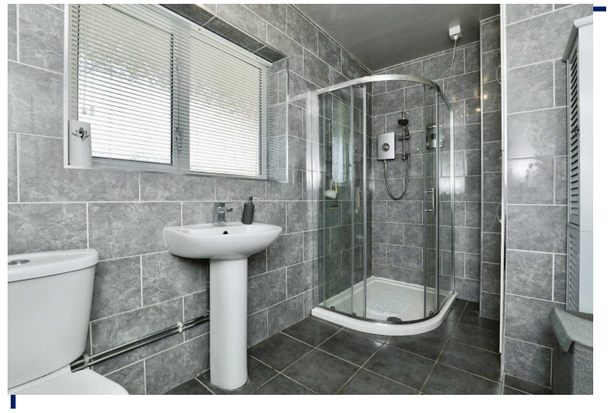
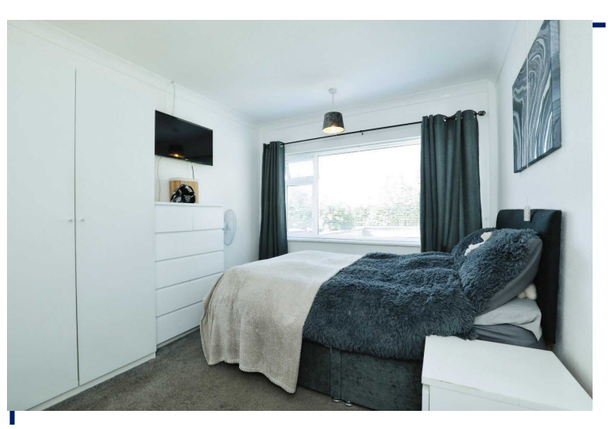
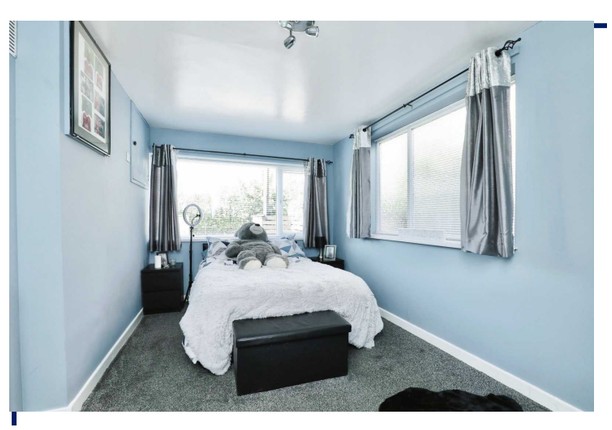




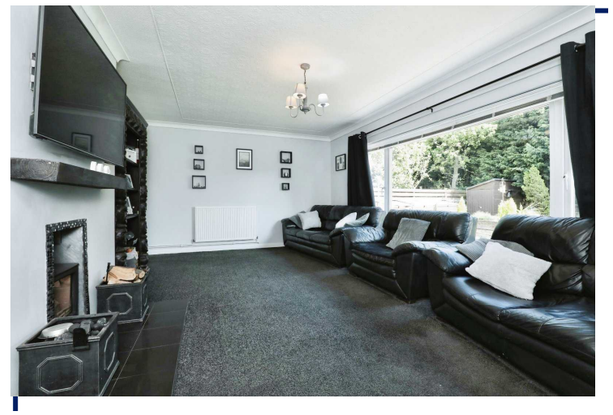












Ivanhoe Road, Thurcroft,
Rotherham, South Yorkshire, S66

Asking Price: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Ivanhoe Road, Thurcroft, Rotherham, South Yorkshire, S66

Asking Price: £300,000 Freehold

Council Tax Band: D
EPC Rating: D

Appealing to a range of buyers including families and downsizers looking for accommodation on one level is this beautifully presented and modern three bedroom detached bungalow situated in Thurcroft. Move straight in to this gorgeous bungalow! Benefitting from new block paved driveway and new roof in 2025! Viewing highly advised.

Like many others have already done on the street there is massive potential to turn the property into a dormer bungalow with huge loft space available, subject to planning and building regulations.

Entrance Hall
Front facing door gaining access to the property, fitted carpet, central heating radiator, built in storage and loft access.

Living Room
19'11" x 13'3" (6.07m x 4.04m)
Beautiful and spacious living room with fitted carpet, two central heating radiators, electric log burner and exceptionally large rear facing double glazed window providing an abundance of natural light with blinds made to measure.

Kitchen
18'10" x 8'7" (5.74m x 2.62m)
Modern fitted kitchen briefly comprising; an extensive range of matching eye level and base level high gloss units complimented with up lighting and down lighting that is remote controlled, electric oven, integrated microwave, five ring electric hob with cooker fan over, sink and a half with mixer and instant hot water tap, complimentary splash back tiling, spotlights to the ceiling, space for a washing machine, tiled flooring, remote controlled smiths plinth heater, two side facing double windows creating heaps of natural light and patio door leading on to the garden.

Master Bedroom
15'2" x 10' (4.62m x 3.05m)
Spacious master bedroom with fitted carpet, central heating radiator and rear facing double glazed window with blinds made to measure.

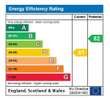
Bedroom Two
15'1" x 9'5" (4.6m x 2.87m)
Fitted carpet, central heating radiator, side and front facing double glazed window with blinds made to measure.

Bedroom Three
12'1" x 10'2" (3.68m x 3.1m)
Fitted carpet, central heating radiator and front facing double glazed window with blinds made to measure.

Shower Room
10'10" x 6'6" (3.3m x 1.98m)
Briefly comprising; shower enclosure with electric shower inside, hand wash basin, W.C, chrome heated towel rail, fully tiled walls, tiled flooring and front facing double glazed obscure window with blinds made to measure.

External
To the the front of the property is a new block paved driveway providing ample off road parking complimented by brick wall and wrought iron gates.

To the rear of the property is a generous sized private garden that is beautifully maintained by the current owner having lawned area, patio area for garden furniture, pebbled area, raised flower beds and large conifers to the rear. This garden benefits from sunlight from the morning all the way through to the evening!



For full EPC please contact the branch.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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