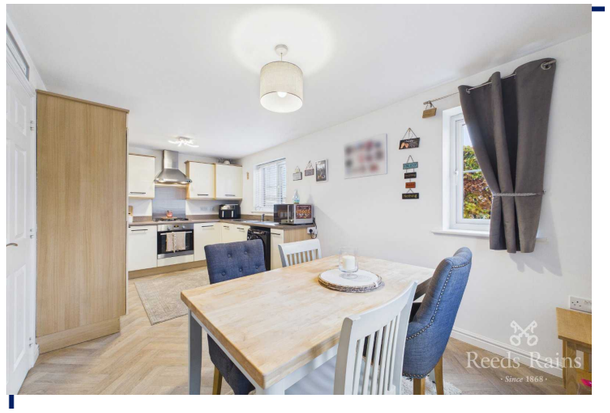
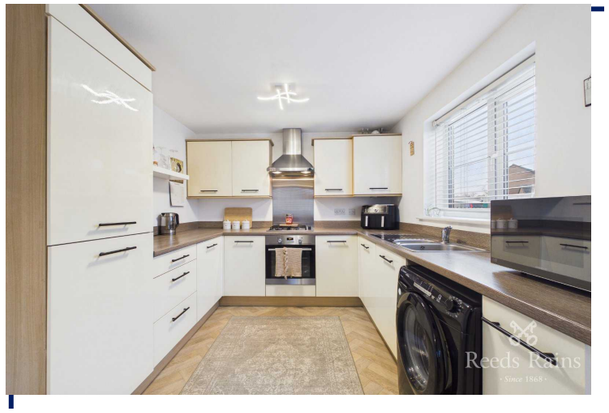
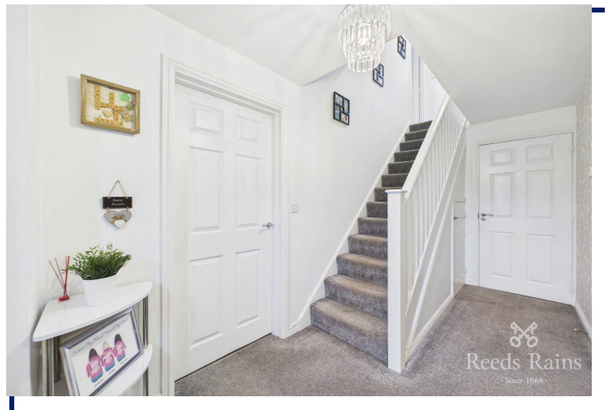


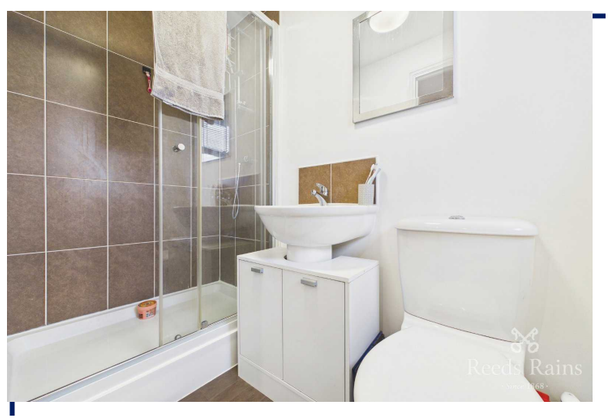














Moorhouse Drive, Thurcroft,
Rotherham, South Yorkshire, S66

Asking Price: £260,000
Freehold

Reeds Rains

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The Property Ombudsman

Moorhouse Drive, Thurcroft, Rotherham, South Yorkshire, S66

Asking Price: £260,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Ready to move straight into, this beautifully presented three bedroom detached home occupies an enviable corner plot on a popular residential estate in Thurcroft. Offering spacious accommodation throughout, the property further benefits from attractive wraparound gardens, gated access and a generous driveway providing off-street parking for multiple vehicles, complete with electric wrought iron gates.

Entrance Hall
A front-facing composite door provides access to the property, with entrance matting, fitted carpet, a central heating radiator, useful understairs storage cupboard and a staircase rising to the first floor.

Living Room
18'6" x 10'2" (5.64m x 3.1m)
A spacious and beautifully decorated living room featuring fitted carpet, two central heating radiators, a front-facing double glazed window and double glazed French doors providing direct access to the garden.

Cloakroom
A convenient ground floor W.C. fitted with a low flush W.C., wash hand basin with splashback tiling, central heating radiator, tiled flooring and a side-facing double glazed obscure window.

Kitchen Dining Room
18'4" x 9'3" (5.6m x 2.82m)
A beautifully appointed modern kitchen diner, fitted with an attractive range of matching wall, base and drawer units, complemented by work surfaces and matching upstands. Features include an inset one-and-a-half bowl sink with drainer and mixer tap, integrated electric oven, gas hob with stainless steel splashback and cooker hood over, integrated dishwasher and fridge freezer, together with space for a washing machine and dining table. The room is finished with vinyl flooring and a central heating radiator, whilst two side-facing and a front-facing double glazed window allow plenty of natural light to flow through.

Landing
Having fitted carpet, a central heating radiator and a side-facing double glazed window.

Principal Bedroom
18'6" x 10'3" (max) (5.64m x 3.12m (max))
A generous principal bedroom featuring fitted carpet, two central heating radiators and front and side-facing double glazed windows, together with access to the en suite shower room.

En Suite
7'2" x 3'10" (2.18m x 1.17m)
Fitted with a shower enclosure housing a mains-fed shower, wash hand basin with splashback tiling, low flush W.C., central heating radiator, extractor fan and vinyl floor covering. A side-facing double glazed obscure window provides natural light whilst maintaining privacy.

Bedroom Two
8'5" x 10'7" (2.57m x 3.23m)
Having fitted carpet, a central heating radiator and front and side-facing double glazed windows.

Bedroom Three
9'1" x 7'5" (2.77m x 2.26m)
Having fitted carpet, a central heating radiator and a side-facing double glazed window.

Family Bathroom
7'1" x 6'2" (2.16m x 1.88m)
Fitted with a white three-piece suite comprising a panelled bath, wash hand basin and low flush W.C., complemented by partial splashback tiling, a central heating radiator, vinyl floor covering and extractor fan. A side-facing double glazed obscure window provides natural light whilst maintaining privacy.

Garage
17' x 8'10" (5.18m x 2.7m)
The up-and-over door has been blocked off by the current owners, although this could easily be reinstated should access be required. The garage also benefits from electric sockets, lighting and a side-facing door providing access from the garden.

Exterior
To the front of the property, a gated pathway provides pedestrian access, opening onto beautifully maintained wraparound gardens, thoughtfully landscaped with a variety of established plants and shrubs and complemented by mature hedging. There is also convenient side access leading through to the main garden.

To the side, a particularly attractive landscaped garden offers a generous Indian stone patio area, ideal for outdoor seating and entertaining, alongside an artificial lawn and a detached summer house which would also make an excellent home office. Further side access leads to the rear driveway, providing off-street parking for multiple vehicles and secured by attractive electric wrought iron gates.

Agents Notes
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All Measurements
All Measurements are Approximate.

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

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