



£220,000 OIRO

Sycamore Drive, Thurcroft, Rotherham

Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bed Detached Family Home
- Master Bedroom with Ensuite
- Stunning Open Plan Kitchen/ Diner
- Spacious Bay Windowed Lounge
- Downstairs WC
- Landscaped Rear Garden
- Driveway and Detached Garage
- Popular Location
- MUST BE VIEWED!

Property Description

BEAUTIFULLY PRESENTED ON SYCAMORE DRIVE...A FABULOUS ABODE FOR YOUR FAMILY TO THRIVE...!

Uflit are more than delighted to welcome to the market this STYLISH detached THREE bed family home offering MODERN LIVING throughout.

Main Particulars

BEAUTIFULLY PRESENTED ON SYCAMORE DRIVE...A FABULOUS ABODE FOR YOUR FAMILY TO THRIVE...!

Uflit are more than delighted to welcome to the market this STYLISH detached THREE bed family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a cosy hallway leading to a bright and spacious bay windowed living room, downstairs wc and the heart and hub of the home the modern fully fitted open plan kitchen diner, complimented with French doors that open onto the rear garden, creating light and space. To the upstairs accommodation a superb master bedroom with ensuite, two further bedrooms and a modern family bathroom. The property commands a fabulous position and offers an attractive open frontage with a driveway providing ample off- road parking leading to a detached brick-built garage for further parking/storage. To the rear an ample sized beautifully landscaped garden with patio area, providing great outdoor entertaining space. Located on a sought-after development close to local amenities, excellent transport links and schools. Viewing is highly recommended...Don't delay call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

Entering through a glazed solid wood door to a cosy hallway, tiled flooring seamlessly flows through to the wc, radiator, carpeted spindled stairs to the first-floor accommodation and doors giving access to the lounge and wc.

Lounge w: 4.1m x l: 3.6m (w: 13' 5" x l: 11' 10")

A spacious and modern living area boasting a front facing upvc bay window allowing the light to flow through this space with laminate flooring and radiator. A feature panelled wall catches the eye and an opening gives access to the open plan kitchen/ diner.

Open Plan Kitchen Diner w: 6.4m x l: 3.7m (w: 21' x l: 12' 2")

A great family entertainment space and the heart and hub of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary worksurface areas with a counter top composite sink and matching upstands, a breakfast island takes centre stage with further base units and a pull out charger. Appliances to include a built-in electric oven with microwave above, electric hob with a black glass back panel and designer extractor fan. Integrated appliances to include a fridge/freezer and dishwasher. Tiled flooring seamlessly flows throughout and the whole area is illuminated with two rear facing upvc windows along with French doors opening onto the garden whilst a designer radiator adds warmth and a further door to an understairs storage cupboard.

Downstairs WC

Comprising of a low level wc, vanity wash hand basin with ample storage and tiled back panels. Tiled flooring, radiator, side facing upvc window, decorative panelled ceiling, wall mounted shelving and floating shelves.

FIRST FLOOR:

A spindled carpeted landing with radiator and loft hatch providing additional storage. Doors giving access to master bedroom, two further bedrooms and the family bathroom.

Master bedroom w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A modern master bedroom with two front facing upvc windows, radiator and carpeted flooring. A range of fitted wardrobes compliment, two radiators, feature wall and a door giving access to the ensuite.

Ensuite w: 2.3m x l: 2.5m (w: 7' 7" x l: 8' 2")

A beautifully appointed ensuite fully tiled with feature tiles to the shower area. Comprising of a low level wc, vanity wash hand basin and a built-in double shower. Heated towel rail, decorative panelled ceiling, built-in storage cupboard and a front facing upvc window.

Bedroom 2 w: 3.7m x l: 2.6m (w: 12' 2" x l: 8' 6")

A further double bedroom with a rear facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 2.6m x l: 2.6m (w: 8' 6" x l: 8' 6")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

Family Bathroom w: 1.7m x l: 1.9m (w: 5' 7" x l: 6' 3")

A modern bathroom comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Fully tiled walls with complimentary tiled flooring, heated towel rail and a side facing upvc window.

Outside

Commanding a fabulous position and offering a welcoming open aspect frontage with an attractive driveway offering ample off-road parking, double gates open to extend the driveway where block paving leads to the detached brick-built garage. Further gated access where an Indian stone path wraps around the property to a beautifully landscaped rear garden with a patio area leading to a low maintenance Astro turf garden all enclosed.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

Telephone: 01709 912730



www.uflit.co.uk