



1 Lawns Wood Gardens, Thrybergh, Rotherham, S65 4HN

**Offers In The Region Of £715,000**

This detached house is for sale in Lawns Wood Gardens, Rotherham, situated in the Thrybergh area. The property provides five bedrooms, three bathrooms, and four reception rooms, offering versatility for family living or entertaining guests. The house is set on a cul de sac, shared with just a small number of properties, providing a quieter living environment and a greater sense of privacy.

As an added benefit, the property includes a separate summer home, equipped with solid oak furniture, fitted fridges, and its own w.c., presenting space for various uses such as a guest annexe or a dedicated room for relaxation.

For families, several schools are available in the wider Thrybergh and Rotherham area, including Thrybergh Academy and local primary schools. Green spaces such as Thrybergh Country Park and nearby Clifton Park offer opportunities for outdoor activities and leisure, just a short distance from the address.

Rotherham Central train station is located approximately 3 miles away, providing regular services to Sheffield, Doncaster, and Leeds. Journey times include around 15 minutes to Sheffield and approximately 30 minutes to Doncaster, offering practical commuting options. Local road links such as the A630 put the wider South Yorkshire region within easy reach.

## Entrance Porch

Property is accessed via a composite door.

## Entrance Hallway



Further door into the entrance hallway. Having a storage cupboard.

## Living Room



Having a feature bay window and two further double glazed windows, a gas fire and surround, Amtico flooring with underfloor heating.

## Study



Having a window, fitted with an oak desk and draws fitted. Amtico flooring with underfloor heating.

## Cloakroom

Having Amtico flooring and underfloor heating. A further door into:

## Downstairs W.C

Having a low flush w.c, hand wash basin, tiled flooring with underfloor heating.

## Kitchen



Fitted with a bespoke kitchen and matching worksurfaces, integrated units such as oven, microwave, dishwasher, washing machine and a wine fridge. There is a Chelsea sink with mixer taps over, tiled flooring and underfloor heating. Having a feature bay window, a further window and french doors overlooking the rear garden. Amtico flooring and underfloor heating.

## Lounge



Having a feature bay window, gas fire with surround, Amtico flooring with underfloor heating and french doors overlooking the rear garden.

## First Floor Landing

Having a storage cupboard.

## Bedroom One



Having two windows, fitted wardrobes and box drawers, Amtico flooring and underfloor heating.

## En Suite Shower Room



Shower cubicle with shower, hand wash basin with vanity unit, low flush w.c, tiled flooring with underfloor heating, tiled to walls and a Velux window.

## Bedroom Two



Having a window, fitted wardrobes and storage, Amtico flooring with underfloor heating.

## En Suite Shower Room



Shower cubicle with shower, hand wash basin with vanity unit, heated towel rail, tiled flooring and underfloor heating.

## Bedroom Three



Having a double glazed window, Amtico flooring and underfloor heating.

## Bedroom Four

Having a double glazed window, Amtico flooring and underfloor heating.

## Bedroom Five

Having a double glazed window, Amtico flooring and underfloor heating.

## Family Bathroom



Free standing bath, hand wash basin with vanity unit, low flush w.c., shower cubicle with shower, tiled to walls and flooring, underfloor heating. Having a double glazed window.

## Summer House



As an added benefit, the property includes a separate summer house, equipped with solid oak furniture, fitted fridges, and its own w.c., presenting space for various uses such as a guest annexe or a dedicated room for relaxation.

## Double Garage



With power and light. Having a fuse box.

## Outside



To access the property is via an electric gate. To the front of the property is a driveway leading to the double garage. The property has a low maintenance garden area with Astroturf fitted. To the rear or the

property is an Indian stone patio area ideal for seating. The property is fully enclosed and has views over the local Church and countryside.

### **Material Information**

Council Tax Band G

Tenure Freehold

Property Type Detached House

Construction type Stone built

Heating Type Underfloor Heating

Water Supply Mains water supply

Sewage Mains drainage

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Driveway and Double Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

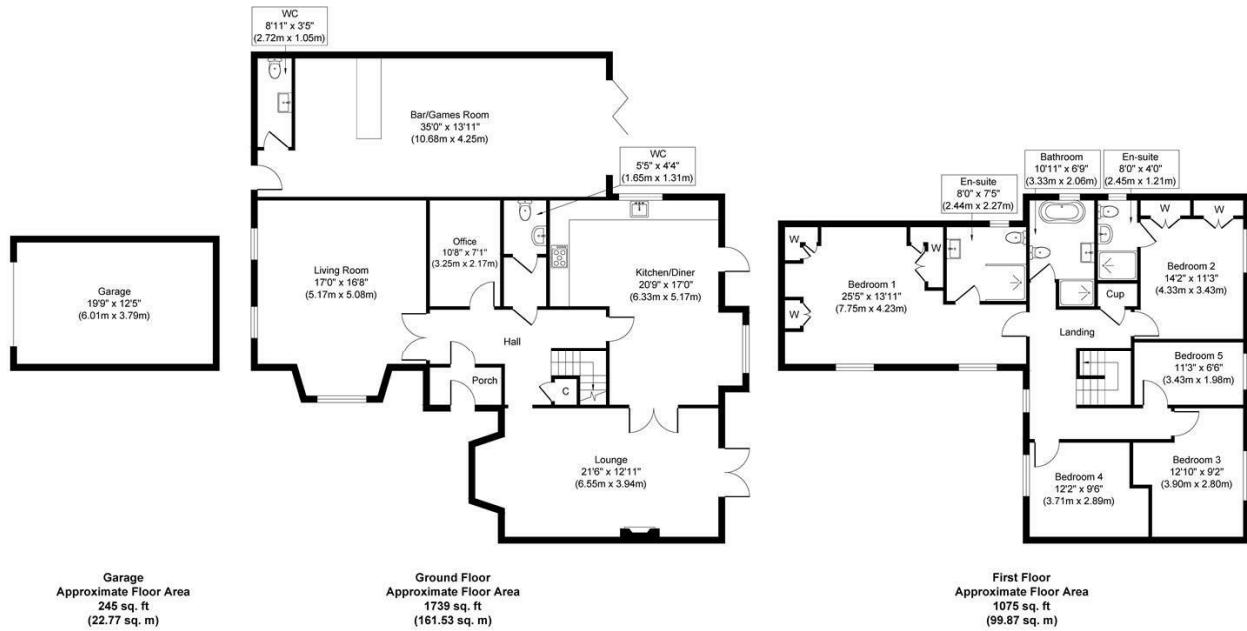
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

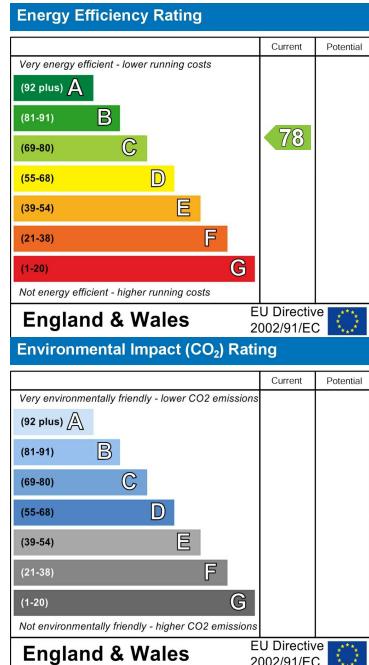
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## Area Map



## Energy Efficiency Graph



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