



4 Primrose Road, Thurnscoe, Rotherham, South Yorkshire, S63 0EZ

**Asking Price £247,500**

Set to be within the modern Keepmoat development of Willow Heights, the immaculately presented detached family home has been much improved by the current vendor. With additional living accommodation added by way of the orangery, the rear garden is a haven for any family. With adapted space creating a utility area, an early viewing is essential to appreciate the standards on offer.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Thurnscoe

Thurnscoe is a village in the metropolitan borough of Barnsley in South Yorkshire, England. Thurnscoe's oldest building is the Church of St. Helen on High Street, built in 812 by the Saxons and rebuilt in 1087 by the Normans.

## Entrance Hallway

With entrance door giving access to the ground floor accommodation, central heating radiator and further door entering the lounge.

## Lounge 14'5 x 11'2 (4.39m x 3.40m)



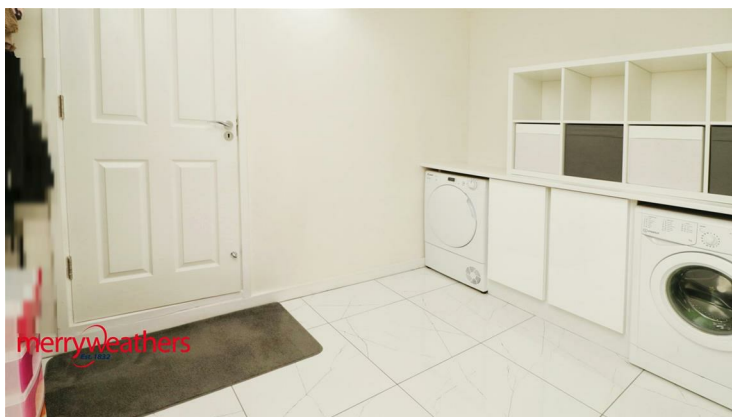
With front facing upvc window and central heating radiator

## Dining Kitchen 11'1 x 18'10 (3.38m x 5.74m)



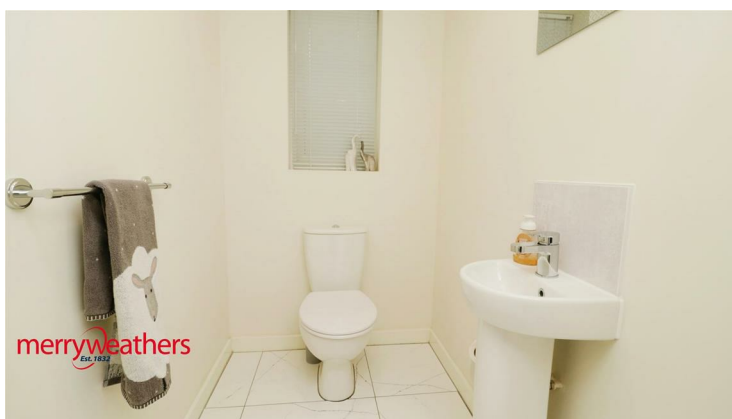
Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units with cooking facilities to include a four ring gas hob with electric oven below and extractor hood above. With integrated items to include a dishwasher, fridge and freezer. The room also hosts a wall mounted gas central heated boiler and impressive entertaining space. With access gained to the orangery, WC and utility

## Utility



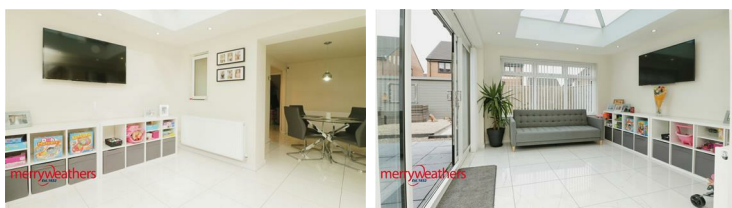
With a range of base units, with space and plumbing for an automatic washing machine, with further door entering the garage.

## Downstairs WC



With low flush WC, wash hand basin and central heating radiator.

## Orangery 13'1" x 13'1" (4.00 x 4.00)



Stunning additional reception room with roof lantern, central heating radiator and patio doors entering the rear garden.



### Principal Bedroom 9'1 x 13'7 (2.77m x 4.14m)



With front facing upvc window, central heating radiator and access to the en suite facility.

### En Suite



With a three piece suite comprising of a walk in shower with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Bedroom Two 10'10 x 11'2 (3.30m x 3.40m)



With front facing upvc window and central heating radiator.

### Bedroom Three 8'7 x 11'6 (2.62m x 3.51m)



With front facing upvc window and central heating radiator.

### Family Bathroom 6'6 x 9'1 (1.98m x 2.77m)



Hosting a three piece suite comprising of a panelled bath with shower, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Garage

Having been partitioned off to create the utility space, secured by a side hinged garage door, hosting power and lighting.

### External



To the front of the property is a driveway providing valuable off road parking. To the rear the stunning family garden has been vastly improved, to create a patio area which in turn leads to the artificial lawn area.

### Material Information

Council Tax Band - C  
Tenure - Freehold  
Property Type - Detached  
Construction Type - Brick built  
Heating Type - Gas central heating  
Water Supply - Mains water supply  
Sewage-Mains Drainage  
Gas Type - Mains Gas  
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

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>

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan

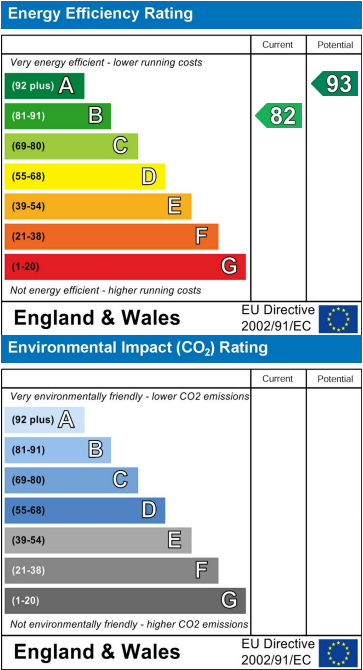


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG  
Registered in England and Wales No. 6679044

