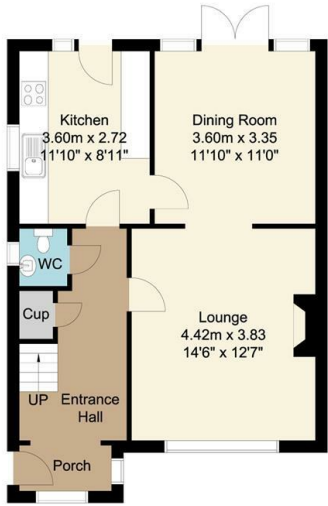
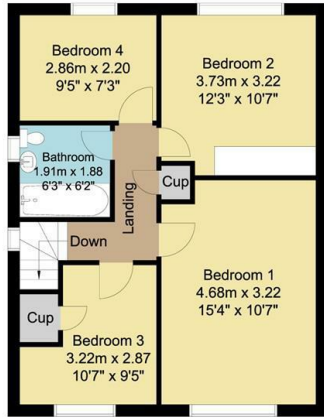


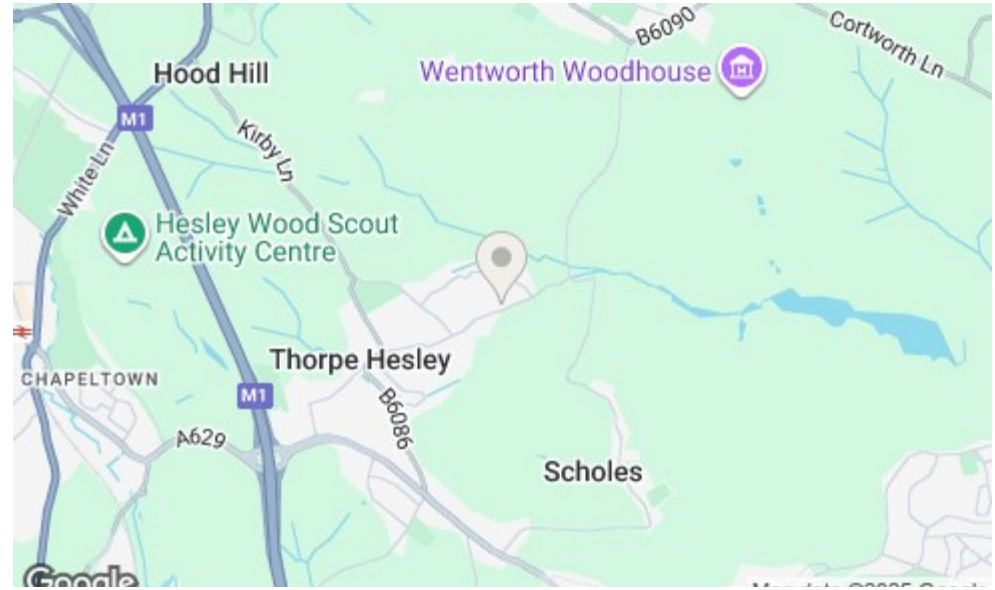
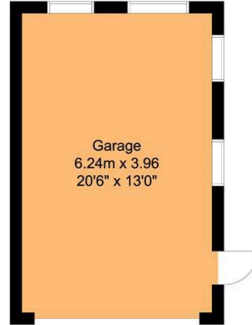
Ground Floor
52 sq m/559.72 sq ft
Approx.



First Floor
50 sq m/538.19 sq ft
Approx.



Outbuilding
25 sq m/269.09 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025

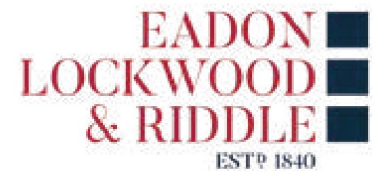
Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



39, Kestrel Avenue, Rotherham, S61 2TT

Offers In The Region Of £355,000

39 Kestrel Avenue, Thorpe Hesley,
Rotherham, S61 2TT

Description

Discover this exceptional four-bedroom detached family home, nestled in the charming and sought-after village of Thorpe Hesley. Offering generous living space both inside and out, this property perfectly combines modern comfort with the tranquillity of countryside living.

As you step inside, you're welcomed by a bright entrance hallway, complete with a convenient downstairs WC—ideal for busy family life. To the front of the home, the spacious lounge provides a warm and inviting setting for everyday living. This room flows effortlessly into a second large reception room, perfect for dining and entertaining, with elegant French doors that open out to the rear garden, allowing natural light to fill the space.

The modern kitchen is beautifully finished in crisp white gloss units and offers ample space for both a washing machine and dishwasher. It's a practical and stylish hub for any family.

Upstairs, the property boasts four well-sized bedrooms, offering plenty of flexibility for family living, guests or home working. The second bedroom features fitted wardrobes for added storage. The family bathroom is fresh and modern, comprising a white three-piece suite with an electric shower over the bath.

Outside, the property continues to impress. A neatly maintained lawn sits at the front of the home, while a long driveway runs along the side, leading to a detached garage at the rear. The beautifully kept rear garden is mainly laid to lawn, offering a private and peaceful space to relax, play or entertain.

Located in the delightful village of Thorpe Hesley, this home provides easy access to scenic countryside walks, local parks and picturesque trails. With excellent transport links and a range of local amenities nearby, you'll enjoy the perfect balance of rural charm and modern convenience.

This is more than just a house—it's a place to make lasting memories.

Arrange your viewing today and experience the charm of this exceptional home for yourself.

- FOUR BEDROOM DETACHED FAMILY PROPERTY
- DESIRABLE LOCATION
- TWO RECEPTION ROOMS
- DOWNSTAIRS WC
- WELL PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS WITH M1 NEARBY
- DETACHED GARAGE AND AMPLE OFF ROAD PARKING
- CLOSE TO OPEN COUNTRYSIDE
- FREEHOLD / TAX BAND
- EARLY VIEWING IS ESSENTIAL

