



## 46 Clayton Lane

Thurnscoe, Rotherham, S63 0RX

Offers In The Region Of £229,950



Stunning & Ready to Move Into – Immaculate 3-Bedroom Semi-Detached Home with Loft Room and Countryside Views in Thurnscoe, Rotherham. Located in the highly sought-after residential area of Thurnscoe, this beautifully presented three-bedroom semi-detached property with a versatile loft room is perfect for first-time buyers, families, or professional couples. The home enjoys fantastic views over the surrounding countryside, offering a peaceful and scenic backdrop while still being close to all essential amenities. The home offers immaculate interiors throughout and is truly ready to move straight into—a viewing is highly recommended to appreciate the space and finish on offer. Ideally positioned with fantastic access to a wide range of local amenities and shops, and boasting excellent transport and commuting links to Rotherham, Barnsley, Doncaster, and Sheffield. It also falls within the catchment area for Ofsted-rated GOOD and OUTSTANDING schools, making it ideal for families. Plus, the area offers access to breath-taking countryside, perfect for outdoor enthusiasts. Homes of this calibre rarely come to market – be quick to book your viewing and avoid disappointment!



Entrance Hall

A neutral-toned entrance hall creates a bright and welcoming first impression, offering access to the cloakroom and staircase to the first-floor accommodation.

Cloakroom

The cloakroom features contemporary wall tiling and is fitted with a modern toilet and a wash hand basin integrated into the unit, combining style and functionality.

Lounge

Relax in the modern lounge, which enjoys a front-facing bay window, flooding the space with natural light. It is open to the dining kitchen, creating a bright and sociable open-plan layout.

Kitchen/Diner

The kitchen is beautifully appointed with white Shaker-style wall and base units, complemented by wood-effect work surfaces and a stainless steel sink with mixer tap, set to the rear aspect. Integrated appliances include an electric oven and hob with built-in extractor fan, dishwasher, and fridge/freezer. A breakfast bar provides casual dining space, while the open-plan dining area benefits from patio doors leading out to the garden, perfect for indoor-outdoor living and entertaining.

Landing

The landing offers access to the loft and features a side-facing window, allowing natural light to brighten the space.

Master Bedroom

The master bedroom features a front-facing bay window, filling the room with natural light. It boasts fitted wardrobes offering ample hanging and storage space, with neutral décor creating a calm and inviting atmosphere.

Bedroom Two

The second double bedroom, positioned to the rear, offers ample space for either fitted or free-standing furniture, providing flexibility to suit your needs.

Bedroom Three

The third bedroom is a neutral-toned single room with a rear aspect, offering a peaceful and bright space. There is also space to install your own storage solutions if required, providing flexibility to suit your needs.

Bathroom

The modern bathroom, with a front aspect, comprises a combination unit, a bath with shower attachment, and stylish modern tiling throughout. It also features a heated towel rail for added comfort.

Attic Room

A versatile and delightful loft room, accessed via a pull-down ladder, features built-in storage and a Velux window, offering natural light and creating a cosy, functional space.

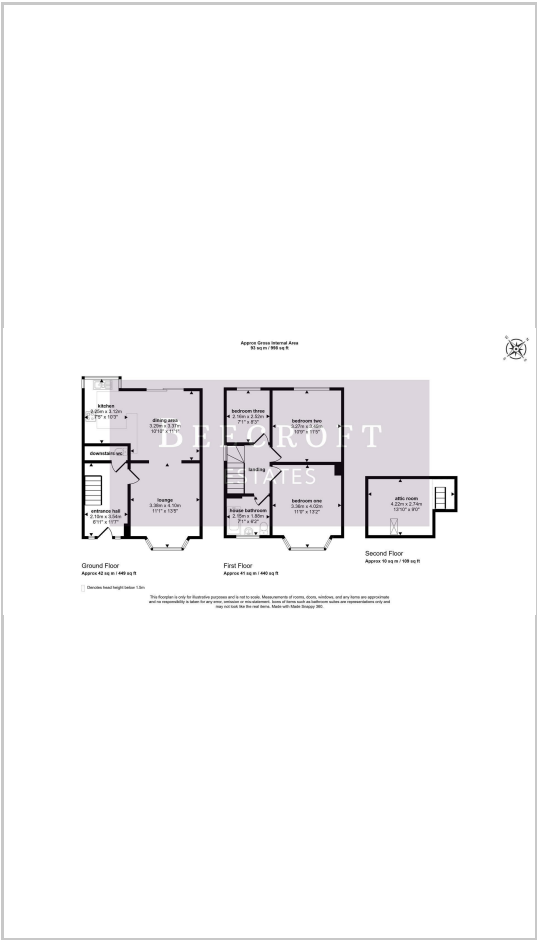
Exterior

Externally the property stands in a large plot with tandem driveway providing ample off street parking for several vehicles, and has potential for the erection of a garage (subject to necessary planning consents). There is a landscape front garden and footpath to the entrance door. To the rear of the property is a huge lawn garden with patio seating area and timber fencing to all sides, perfect for entertaining or relaxing with friends and family.

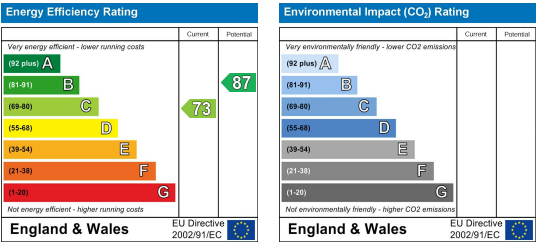
Area Map



Floor Plans



Energy Efficiency Graph



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