



# 7 Burntwood Close

, Thurnscoe, S63 0QQ

£240,000



Situated within a small and exclusive cul-de-sac just off the highly sought-after Billingley Drive in Thurnscoe, this stunning extended three double bedroom detached home offers beautifully presented, move-in ready accommodation, perfect for modern family living.

Finished to a high standard throughout, the property boasts spacious and versatile living accommodation comprising a welcoming lounge, a contemporary dining kitchen, and a delightful sun room overlooking the rear garden, creating the ideal space for relaxing or entertaining. A generous utility room and convenient downstairs WC further enhance the practicality of this exceptional home.

To the first floor are three well-proportioned double bedrooms, including an impressive master bedroom with en-suite facilities, together with a stylish family bathroom.

Externally, the property benefits from a driveway providing off-road parking and a beautifully maintained rear garden, offering a fantastic space for outdoor dining, entertaining, or simply enjoying the warmer months.

Ideally positioned close to local amenities, schools, and excellent transport links, this outstanding family home combines space, style, and convenience in equal measure. Ready to move straight into, an early viewing is highly recommended to fully appreciate everything this superb property has to offer.



## GROUND FLOOR

### ENTRANCE

A welcoming entrance hall accessed via a contemporary composite entrance door, with stairs rising to the first-floor landing, providing access to the first-floor accommodation.

### LOUNGE

A bright and inviting front-facing lounge featuring a double-glazed window, allowing plenty of natural light to fill the room. The space benefits from a TV aerial point, with double doors leading through to the dining kitchen, creating an excellent flow for both everyday living and entertaining.

### DINING KITCHEN

A spacious dining kitchen fitted with a comprehensive range of wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob with extractor hood and dishwasher. There is ample space for a dining table, making it an ideal setting for family meals and entertaining. The kitchen flows seamlessly into the sun room, creating a bright and sociable semi-open-plan living space.

### SUN ROOM

A beautiful sunroom featuring skylight windows that flood the space with natural light, along with French doors opening out onto the rear garden. The room also benefits from a TV aerial point, making it a versatile and relaxing additional living space ideal for year-round use.

### UTILITY ROOM

A well-proportioned utility space fitted with a range of wall and base units, complemented by worktop surfaces incorporating a sink unit with mixer tap. The room benefits from both a rear entrance door and a front-facing window, allowing an abundance of natural light. There is plumbing in place along with space for a further fridge freezer, making this a highly practical and versatile area. A door also provides access to the en-suite facilities.

### DOWNSTAIRS WC

Comprising a WC and wash hand basin.

## FIRST FLOOR

### MASTER BEDROOM

A good-sized master bedroom featuring a front-facing double-glazed window, allowing plenty of natural light into the space. The room offers ample space for a range of bedroom furniture and benefits from a radiator for comfort. A door provides direct access to the en-suite shower room.

### EN-SUITE

A three-piece suite comprising a shower cubicle, WC, and wash hand basin. The room benefits from a radiator for added comfort and a window with obscure glazing, providing natural light while maintaining privacy.

### BEDROOM TWO

A double bedroom featuring two front-facing double-glazed windows, allowing an abundance of natural light into the room. The space benefits from fitted wardrobes and a dedicated dressing area, providing excellent storage and practicality, along with a radiator for comfort.

### BEDROOM THREE

A well-proportioned third bedroom featuring a rear-facing double-glazed window, providing pleasant natural light and outlook. The room also benefits from a radiator, making it a comfortable and versatile space suitable for a bedroom, nursery, or home office.

### FAMILY BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin. The room also benefits from a radiator for added comfort and a window with obscure glazing, providing natural light while maintaining privacy.

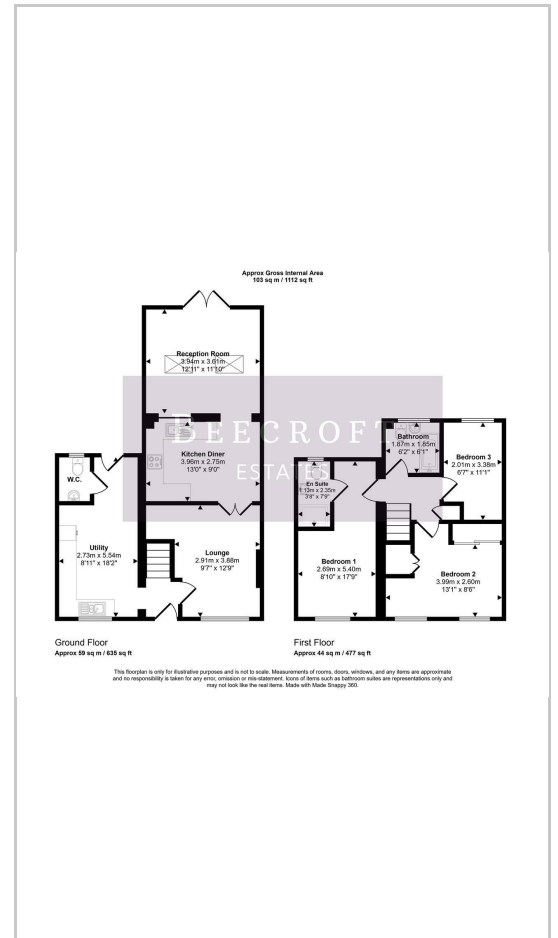
### OUTSIDE

To the front of the property is a driveway providing off-road parking, with steps leading up to the front entrance door. To the rear is a lovely, well-maintained garden area featuring a patio seating space, ideal for outdoor dining and entertaining, along with outside storage/summerhouse offering additional versatile space.

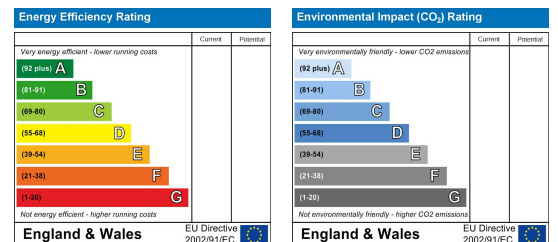
## Area Map



## Floor Plans



## Energy Efficiency Graph



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