



## 8 Acorn Avenue

Thurnscoe, Rotherham, S63 0AU

Offers Over £170,000



### Superb Family Accommodation

Offering spacious and flexible living across three floors, this modern family home is ideal for a growing household. Built by the well-regarded Keepmoat Homes, the property is thoughtfully designed and finished to a high standard.

The standout feature is the impressive master suite occupying the entire second floor, complete with en-suite facilities and fitted storage—providing a private and luxurious retreat. The ground floor boasts an attractive dining kitchen perfect for everyday family life or entertaining, while the enclosed rear garden offers a safe and enjoyable outdoor space.



## GROUND FLOOR

### ENTRANCE HALL

Featuring a front-facing entrance door, central heating radiator, and a staircase rising to the first-floor accommodation.

### DINING KITCHEN

Set beneath a front-facing UPVC double-glazed window and incorporated into the roll-edge work surface is a stainless steel sink unit with drainer and mixer tap. The kitchen is fitted with a comprehensive range of wall, base, and drawer units, offering ample storage. Integrated appliances include the fridge freezer, washing machine, dishwasher and oven, hob and extractor.

### LOUNGE

Featuring rear-facing UPVC French doors that open out to the enclosed rear garden, along with a central heating radiator providing comfort to the space.

### DOWNSTAIRS WC

With low flush WC and central heating radiator.

## FIRST FLOOR

### BEDROOM TWO

With rear facing upvc window and central heating radiator.

### BEDROOM THREE

With front facing upvc window and central heating radiator.

### HOUSE BATHROOM

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

### OFFICE SPACE/DRESSING ROOM

With front facing upvc window and central heating radiator and stairs rising to the master suite.

## SECOND FLOOR

### MASTER BEDROOM

Superb master suite, with front facing upvc window, fitted furniture, central heating radiator and access to the en-suite facility.

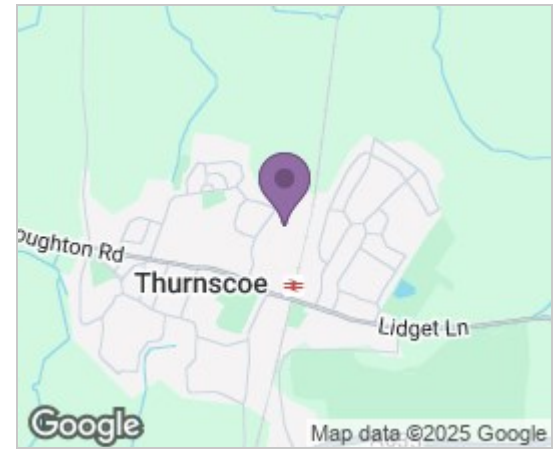
### EN-SUITE

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

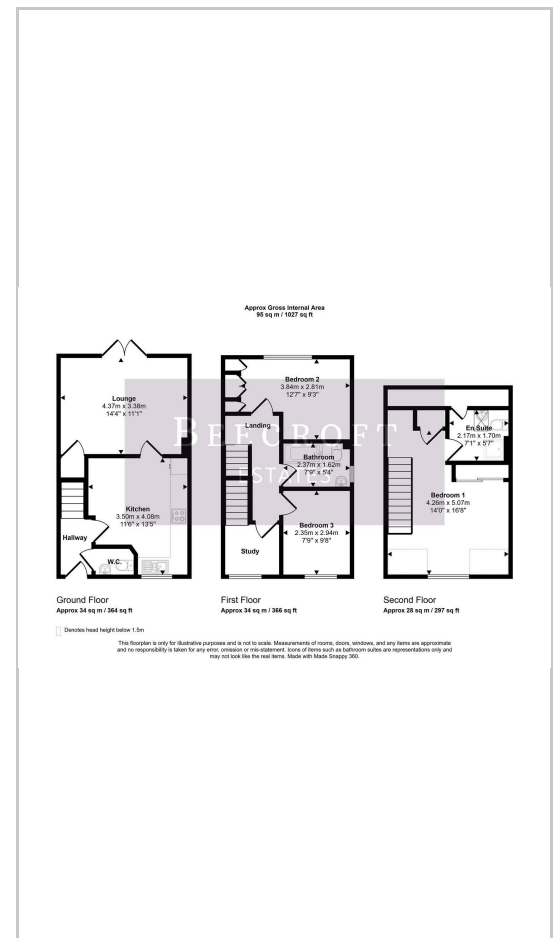
### OUTSIDE

To the front is parking for more than one vehicle, whilst to the rear is an enclosed rear garden with sunroom.

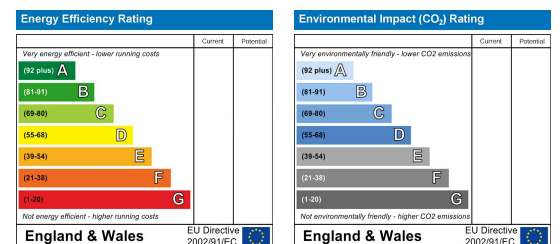
## Area Map



## Floor Plans



## Energy Efficiency Graph



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