



## 14 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.



### Entrance Hall

Featuring a front-facing entrance door leading into the hallway, with a staircase rising to the first-floor accommodation and access to the cloakroom.

### Cloakroom

The cloakroom is appointed with a wall-mounted wash hand basin and a low-flush WC, providing a practical ground-floor convenience.

### Dining Kitchen

The attractive dining kitchen is fitted with a modern range of white wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a fridge freezer, stainless steel electric oven, washing machine and dishwasher. A front-facing window allows for plenty of natural light, while there is ample space to accommodate a dining table, creating an ideal setting for both everyday family living and entertaining.

### Lounge

The generously proportioned lounge provides a comfortable space in which to relax and features a useful built-in storage cupboard. French doors open onto the rear garden, allowing plenty of natural light to flood the room while providing seamless access to the outdoor space.

### Landing

Providing access to a useful office/storage space, with a staircase rising to the attic master bedroom.

### Office Space/Dressing Room

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

### Master Bedroom

The impressive attic master bedroom benefits from a front-facing window and provides access to the en-suite shower room.

### En-Suite

The en-suite is fitted with a tiled shower cubicle housing an electric shower, a pedestal wash hand basin and a low-flush WC. A rear-facing Velux window provides natural light and ventilation.

### Bedroom Two

The second double bedroom enjoys a rear-facing aspect and benefits from fitted wardrobes, providing ample hanging and storage space.

### Bedroom Three

The third bedroom is a well-proportioned single room with a front-facing aspect, offering space to install freestanding or fitted storage solutions if required.

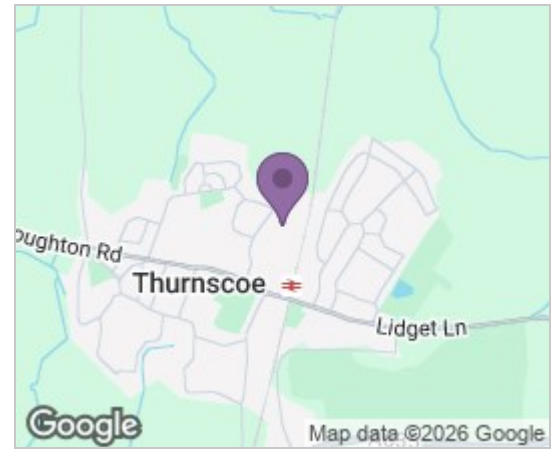
### Bathroom

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.

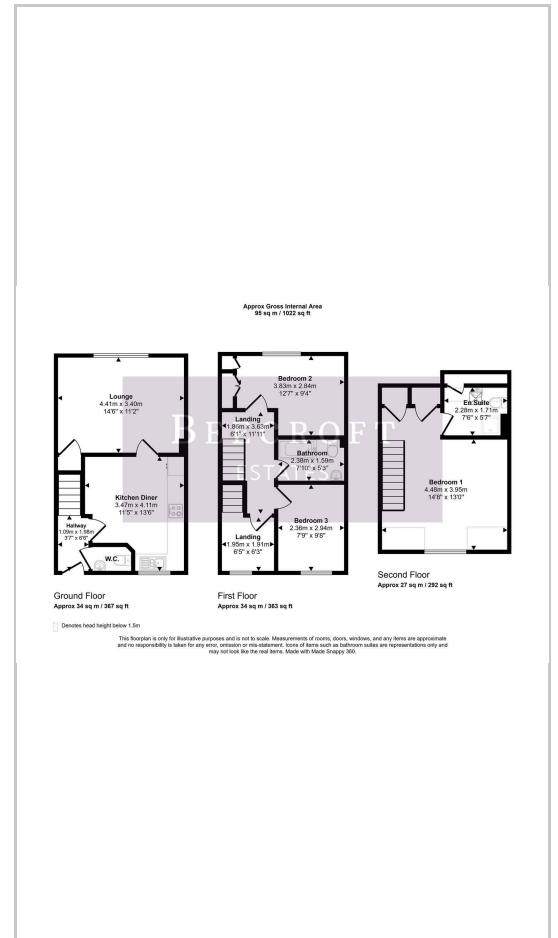
### Exterior

To the front of the property, there is a driveway providing off-road parking. To the rear, an enclosed garden is mainly laid to lawn and features a flagged patio, providing an ideal space for outdoor dining, entertaining or relaxing.

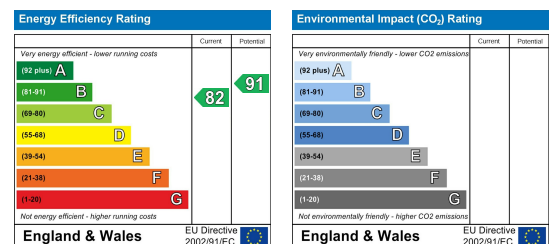
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Wombwell 6-8 Park Street, Wombwell, S73 0DJ

Tel: 01226 340110 Email: info@beecroftstates.co.uk www.beecroftstates.co.uk