



## Faven House Shepherd Lane

Thurnscoe, Rotherham, S63 0JS

Offers In The Region Of £240,000



GUIDE PRICE £240,000-£250,000

A Detached Family Home on the Ever-Popular Shepherd Lane, Thurnscoe

Situated close to the train station, local shops, schools, and major transport links, this spacious detached family home offers convenience and comfort in a sought-after location.

The property boasts a detached garage, a larger-than-average private rear garden, a conservatory, and fitted bedroom furniture. The good-sized family dining kitchen features double doors leading to the lounge, creating a bright and sociable living space.

With ample parking behind electric gates, this property truly must be viewed to be appreciated.



GROUND FLOOR

ENTRANCE HALL

Grey composite entrance door to the front of the property, with a central heating radiator.

LOUNGE

Having a front-facing uPVC double-glazed window, a central heating radiator, and double doors leading through to the dining kitchen.

DNING KITCHEN

Fitted with a stylish range of high-gloss wall and base units with soft-close doors and drawers. Integrated appliances include a built-in gas hob with extractor, mid-height double electric oven, microwave, dishwasher, and wine cooler. The kitchen also features a 1½ bowl inset sink unit with mixer tap, designer radiator, Klick flooring, and downlighters. A stable door provides access to the outside, while uPVC double-glazed French doors open through to the conservatory.

CONSERVATORY

Having tiled flooring throughout, a uPVC double-glazed window, and double doors leading out to the rear garden.

DOWNSTAIRS WC

Having a W/C and a hand wash basin

FIRST FLOOR

BEDROOM ONE

A front-facing room featuring a uPVC double-glazed window, built-in wardrobes with shelving and hanging space, matching drawer units, and a central heating radiator.

BEDROOM TWO

A rear-facing room with a uPVC double-glazed window, central heating radiator, and built-in wardrobes providing shelving and hanging space. A door gives access to the Jack and Jill en-suite.

EN-SUITE

WC & shower cubicle.

BEDROOM THREE

Having a front facing UPVC double glazed window, built in wardrobes and a central heating radiator.

HOUSE BATHROOM

Fitted with a full white suite comprising a shower cubicle, low flush W/C, and hand wash basin. There is also a useful storage cupboard housing the central heating boiler, with doors providing Jack and Jill access from both bedrooms.

OUTSIDE

The front of the property is fully enclosed and gated, with paving throughout. The rear garden is enclosed and predominantly lawned, featuring an additional enclosed area with trees and shrubs, plus two paved seating areas.

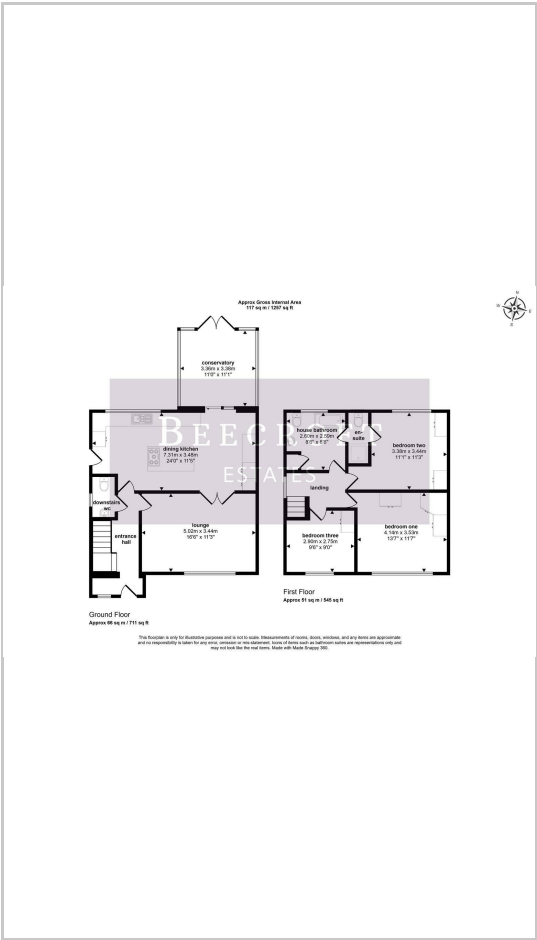
GARAGE

Brick-built with an electric roller shutter garage door. Located at the back of the garage, the utility room features a range of wall and base units, plumbing for a washing machine, and a door providing access to the garage area.

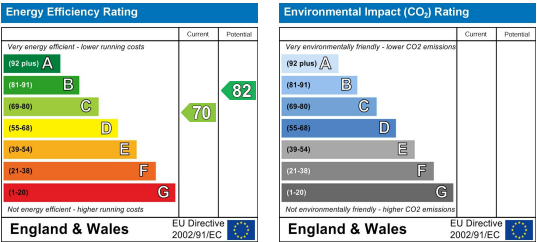
Area Map



Floor Plans



Energy Efficiency Graph



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