



12 Orchard Way

Thurnscoe, Rotherham, S63 0LY

Offers Over £170,000



Rarely Available Two-Bedroom Detached Home with Double Garages & Garden Room

This two-bedroom detached property is a rare find, offering fantastic outdoor space and extensive parking. Boasting two garages, an Indian stone driveway providing ample off-road parking, and additional access leading to the rear of the property and garage, this home is perfect for those needing storage or workshop space.

The rear garden features low-maintenance AstroTurf and a good-sized "man cave"/garden room, ideal for entertaining, hobbies, or a home workspace.

Internally, the property offers two double bedrooms, a spacious lounge, and a modern breakfast kitchen. There is also a useful storage cupboard housing the combi boiler.

Conveniently located within walking distance of local amenities including shops and a supermarket, as well as schools and a train station, this property combines practicality with lifestyle appeal.

Early viewing is highly recommended to appreciate what this unique home has to offer.



GROUND FLOOR

ENTRANCE

Entered via a composite side entrance door, the property opens into a welcoming hallway with stairs rising to the first-floor landing. The space features tiled flooring, which continues through to the breakfast kitchen, creating a practical and cohesive finish.

LOUNGE

A spacious lounge featuring a front-facing double-glazed window, allowing plenty of natural light. The room includes a TV aerial point, radiator, and modern décor, creating a comfortable and stylish living space ideal for relaxing or entertaining.

BREAKFAST KITCHEN

A modern and spacious breakfast kitchen featuring a range of wall and base units, integrated oven, hob and extractor, and a fitted breakfast bar. The worktop surface incorporates a sink unit with mixer tap, with space for a fridge freezer and plumbing for both a washing machine and dryer. The room benefits from tiled flooring, a rear-facing double-glazed window, and a rear entrance door. There is also a generous understairs storage cupboard, which houses the combi boiler.

FIRST FLOOR

Additional storage is available with a useful cupboard and convenient loft access, providing practical space for belongings and easy access to the attic.

BEDROOM ONE

A good-sized bedroom featuring a front-facing double-glazed window, fitted wardrobes, and a radiator, offering a bright and practical space with plenty of storage.

BEDROOM TWO

A further double bedroom with a rear-facing double-glazed window and radiator, providing a comfortable and well-lit space.

BATHROOM

A modern three-piece suite comprising a walk-in double shower with glass screen, WC, and vanity wash hand basin. Fully tiled with a contemporary design, the bathroom features a window with obscure glazing and a heated ladder-style towel rail, combining style and functionality.

OUTSIDE

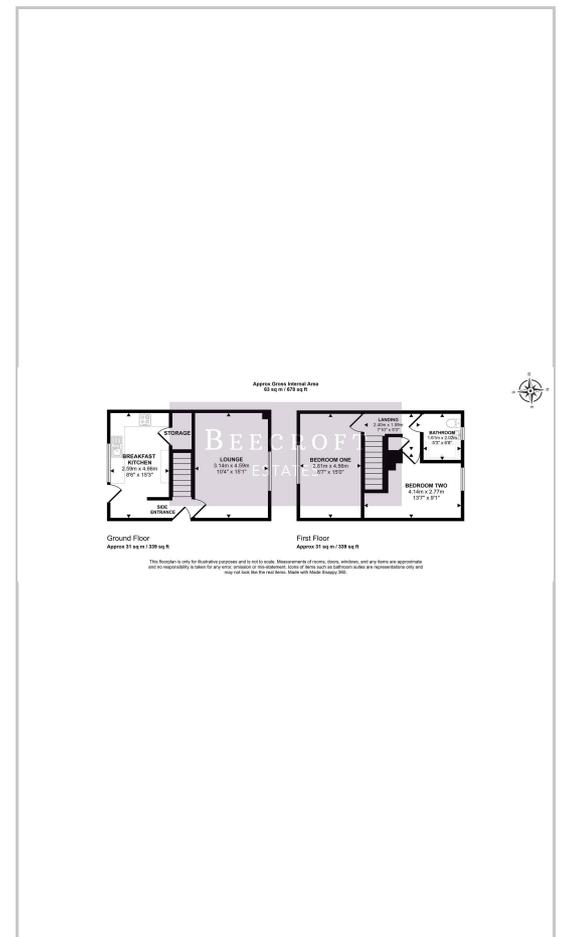
Externally, the property benefits from extensive parking, including two garages and an Indian stone driveway providing ample off-road parking. The driveway continues to the rear of the property, offering further access to the garage, making it ideal for those requiring additional storage, secure parking, or workshop space.

The rear garden is designed for low maintenance with AstroTurf and also boasts a generous garden room/man cave, perfect for entertaining, hobbies, or creating a home office space.

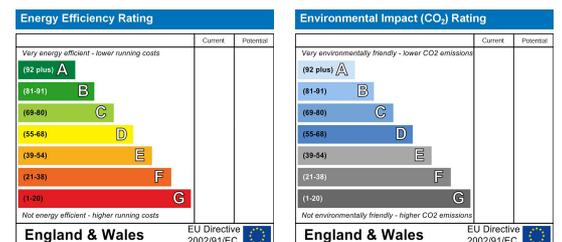
Area Map



Floor Plans



Energy Efficiency Graph



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

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