



## 9 Scholes Lane

Thorpe Hesley, Rotherham, S61 2RG

**Guide price £380,000**



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GUIDE PRICE £380,000-£400,000

Nestled in the charming village of Thorpe Hesley in Rotherham, this delightful 4-bedroom house is a true gem waiting to be discovered. Boasting a double garage, an office for those working from home, and a versatile dining room that can easily be transformed into a playroom for the little ones, this property offers the perfect blend of functionality and flexibility.

As you step inside, you'll be greeted by the spacious layout that seamlessly flows from one room to the next. The four double bedrooms provide ample space for the whole family to relax and unwind. Imagine waking up to stunning views every morning, creating a picturesque backdrop for your daily routines.

Whether you're looking for a peaceful retreat from the hustle and bustle of city life or a place to raise a growing family, this house ticks all the boxes. Don't miss out on the opportunity to make this house your home and enjoy the best of village living in Scholes.

COUNCIL TAX BAND E

### Entrance Hallway

External door into a spacious hallway with doors into the dining room, office, kitchen, garage and WC. Stairs leading to the first floor landing. Built in storage.

### Office

Front facing window. Space for a desk and drawers.

### Lounge

Double patio doors leading onto the garden.

### Dining Room

Rear facing windows. Space for a full dining table and chairs or has the potential to be a play room.

### WC

WC and sink.

### Kitchen

Modern wall and base units with integral fridge freezer, dishwasher, oven, hob with extractor fan and sink with drainer. Side and rear facing windows. Door into the utility room.

### Utility Room

Space for a washing machine and dryer. Sink with drainer. Space for storage. Door leading to the rear garden.

### Bedroom One

Front and side facing windows with stunning views. Space for a double bed and fitted wardrobes. Door into the en suite.

### En Suite

Side facing window. WC, sink and shower cubicle.

### Bedroom Two

Rear facing windows. Space for a double bed and wardrobes. Built in storage cupboard.

### Bedroom Three

Space for a bed and fitted wardrobes. Rear facing window.

### Bedroom Four

Side facing window. Space for a bed and wardrobes.

### Bathroom

WC, floating pedestal sink and bath with shower over. Rear facing window.

### Double Garage

Electric doors for vehicle access. Integral door from the house in. Power and lighting.

### Exterior

To the front of the property there is a driveway for two cars leading to the garage with shrubbery.

To the rear of the property there is a well maintained garden with glass paneled fencing separating the artificial lawn and the patio area. A further sunken patio is perfect for entertaining. Stunning views can be appreciated for the garden.



## Road Map



## Hybrid Map



## Terrain Map



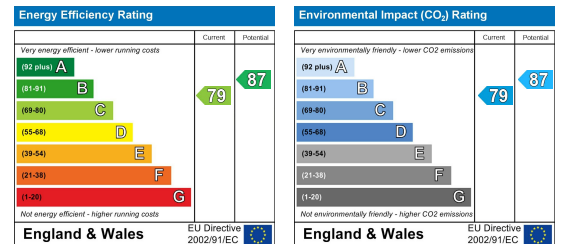
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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