



## 34 Thomas Hill Grove

Swinton, Rotherham, S64 5WG

**Guide price £270,000**



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Welcome to Thomas Hill Grove, Swinton, Rotherham - a stunning detached house with so much to offer! This beautiful property boasts not one, but two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four generously sized bedrooms and three modern bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is its breathtaking canal views, providing a tranquil and picturesque backdrop to your everyday life. Imagine waking up to the sight of the serene waters every morning - pure bliss!

Parking will never be an issue with the convenience of space for multiple cars, ensuring that both residents and guests can park hassle-free. The recently updated garden is a true gem, offering a lovely outdoor space to unwind and enjoy the fresh air.

Being less than 3 years old, this detached home combines modern amenities with a contemporary design, providing a comfortable and stylish living environment. Don't miss out on the opportunity to make this house your home and enjoy the best that Thomas Hill Grove has to offer.

COUNCIL TAX BAND C

### Entrance Hallway

External door into the hallway. Doors into the lounge, WC and kitchen. Stairs to the first floor landing with built in storage cupboard.

### WC

WC, vanity sink.

### Lounge

Front and side facing windows.

### Kitchen Diner

Wall and base units with space for fridge freezer, washing machine, dishwasher, oven, sink with drainer, hob with extractor fan. Front facing window and patio doors leading to the garden.

### Utility Room

Space for washing machine and dryer with worktop space. External door leading to the garage and driveway.

### Bedroom One

Front facing window. Space for a king size bed and wardrobes. Door into the En suite.

### En Suite

WC, sink and shower cubicle. Front facing window.

### Bedroom Two

Space for a double bed and wardrobes. Side facing window.

### Bedroom Three

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

### Bedroom Four

Currently set up as a walk in wardrobe but previously fitted a bed and wardrobe. Side facing window.

### Bathroom

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

### Garage

Up and over door. Power and lighting.

### Exterior

To the front of the property there is parking for two cars and a lawn. To the rear of the property there is another driveway leading to the garage. The garden consists of a sizable lawn, a patio and a composite decked area. There is also a barked play space. Stunning canal views can be appreciated from most windows and the garden with also a footpath for family walks.



## Road Map



## Hybrid Map



## Terrain Map



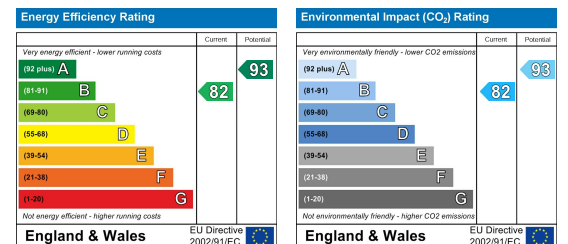
## Floor Plan



## 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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