jpm Estate Agents



22 Chapelfield Way

Thorpe Hesley, Rotherham, S61 2TL

Asking price £385,000

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Nestled in the charming area of Chapelfield Way, Thorpe Hesley, Rotherham, this delightful detached house offers a perfect blend of comfort and potential. Boasting four spacious bedrooms, this home is ideal for families seeking room to grow. The property features two inviting reception rooms, providing ample space for relaxation and entertaining guests.

One of the standout features of this residence is the stunning field views that can be enjoyed from various vantage points within the home. The open plan kitchen diner is a modern touch, creating a warm and welcoming atmosphere for family meals and gatherings. The layout encourages a sense of togetherness, making it the heart of the home.

Situated on a popular road, this property is conveniently located near a lovely park, perfect for leisurely strolls or outdoor activities. The potential to extend the home offers exciting possibilities for those looking to personalise their living space further.

Additionally, the property includes a driveway, ensuring that parking is never a concern. This detached home is not just a house; it is a place where memories can be made and cherished. With its appealing features and prime location, this property is a wonderful opportunity for anyone looking to settle in a vibrant community.

Living Room
4.39 m x 4.16 m
This inviting living room offers a comfortable and relaxing space, featuring a bay window that fills the room with natural light. A decorative fireplace serves as a charming focal point, complemented by neutral carpeting and soft furnishings that create a warm atmosphere. The room flows easily into the adjacent dining area, perfect for family meals or entertaining guests.

Kitchen / Dining Area
The kitchen and dining area form a spacious and contemporary open-plan setting. The kitchen features sleek white cabinetry with integrated appliances and a central island with a wooden worktop and bar stools, ideal for casual dining or socialising. windows provide ample daylight and views across the garden, while the dining area comfortably accommodates a wooden table and chairs, with direct access to the adjoining conservatory.
3.20 m x 3.98 m (Kitchen) 2.87 m x 3.99 m (Dining Area)

Conservatory
3.55 m x 2.69 m
A bright conservatory extends the dining area, creating a lovely spot to enjoy garden views through its multiple windows and glazed doors. The neutral décor and wooden flooring keep the space light and airy, making it perfect for relaxing or informal gatherings.

Hall
2.03 m x 3.67 m
The hallway offers a welcoming entrance to the home with a staircase leading to the first floor. It provides access to the living room, kitchen/dining area, and downstairs WC, maintaining a practical and efficient layout for everyday living.

WC
1.16 m x 1.21 m
The downstairs WC is conveniently located off the hall and features a simple, modern design with a wash basin and toilet, complemented by neutral tiling and a small frosted window for natural light and privacy.

Primary Bedroom
3.21 m x 4.21 m
The primary bedroom is a generous double room with built-in wardrobes that provide plentiful storage, including overhead cabinets and bedside cupboards. The space is carpeted with a soft neutral tone and features a window that allows ample natural light to fill the room, creating a comfortable retreat.

Bedroom 2
3.21 m x 3.07 m
This bedroom is a well-proportioned double with neutral carpeting and a window that brings in natural light. It offers a peaceful space suitable for rest or study, with ample room for freestanding furniture.

Bedroom 3
2.78 m x 3.28 m
A cosy bedroom that includes built-in wardrobes to maximise storage while maintaining a neat appearance. The room benefits from natural light through the window and is ideal for use as a child's bedroom or guest room.

Bedroom 4
2.77 m x 2.14 m
This bedroom is a smaller room fitted with built-in cupboards, providing useful storage. Its soft carpeting and window make it a bright and practical space, well suited to use as a home office or nursery.

Bathroom
1.80 m x 1.92 m
The bathroom features a classic white suite with a bath, vanity sink unit, and toilet, accented by tiled walls with a subtle decorative border. The window ensures plenty of natural light, creating a fresh and clean atmosphere.

Landing
1.68 m x 2.79 m
The landing connects the bedrooms and bathroom on the first floor, with enough space for easy movement between rooms and a window that provides natural light to this central area.

Rear Garden
The rear garden is a generous outdoor space laid mainly to lawn, with mature hedging and trees offering privacy and a peaceful setting. There is a paved patio area adjacent to the conservatory, ideal for outdoor dining and socialising, while the remainder of the garden provides ample room for play or gardening.

DISCLAIMER
JPM Estate Agents Ltd makes every reasonable effort to ensure that the information provided in our property particulars is accurate and up to date. However, the details have been supplied by the seller and are intended as a general guide only.

JPM Estate Agents Ltd cannot accept responsibility for any errors, omissions or inaccuracies within the particulars, and the information should not be relied upon as a statement or representation of fact. Measurements, descriptions, photographs and other information are provided for guidance and may be subject to change.

Prospective purchasers should satisfy themselves as to the accuracy of all information and make their own enquiries and investigations before proceeding with a purchase. Your appointed conveyancer is responsible for ensuring that the legal documentation and purchase contract adequately protects your interests.

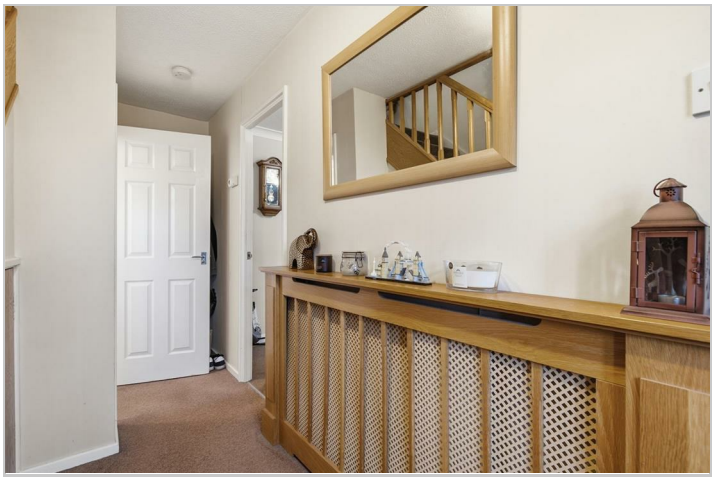
If you identify any information within the particulars that you believe to be incorrect, please notify JPM Estate Agents Ltd so that we can raise this with the seller.

ANTI-MONEY LAUNDERING (AML) & IDENTIFICATION CHECK
In accordance with current Anti-Money Laundering Regulations, all purchasers whose offer is accepted on a property marketed by JPM Estate Agents Ltd will be required to complete an identification check and provide information relating to their source and proof of funds.

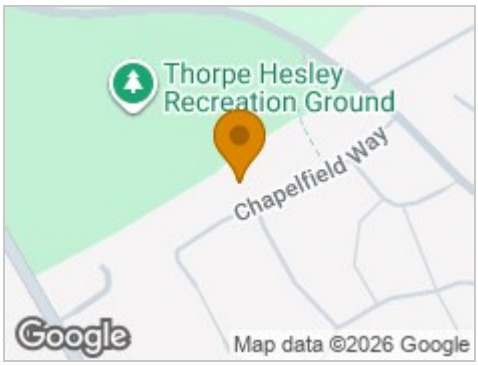








Road Map



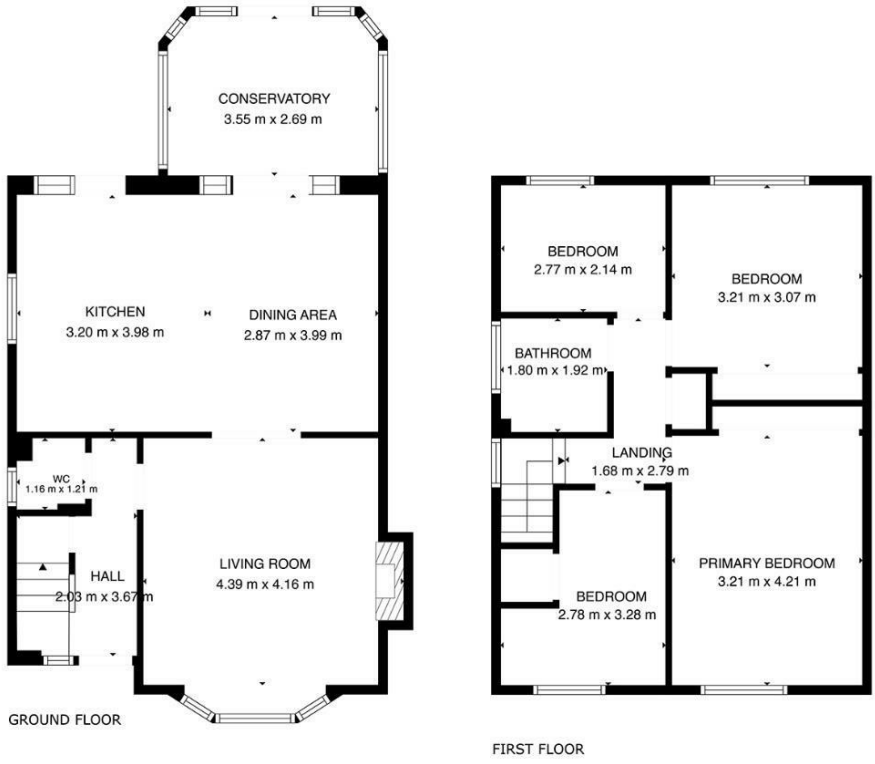
Hybrid Map



Terrain Map



Floor Plan



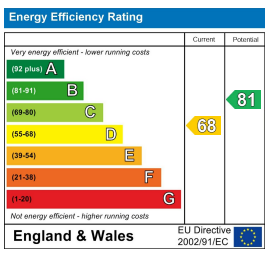
TOTAL: 109 m2
GROUND FLOOR: 58 m2, FIRST FLOOR: 51 m2
EXCLUDED AREAS: BAY WINDOW: 1 m2, FIREPLACE: 1 m2, WALLS: 12 m2

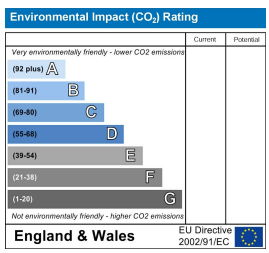
FLOOR PLAN CREATED BY JPM ESTATES. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Viewing

Please contact our JPM Estate Agents Ltd 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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