



Billingley Drive, Thurnscoe Rotherham S63 0QE

welcome to

Billingley Drive, Thurnscoe Rotherham

LIFE ON ONE LEVEL! A beautifully presented 2 bedroom detached bungalow in a sought-after part of Thurnscoe, boasting a 20'5" lounge/diner, conservatory, lovely garden, driveway & detached garage! Offered to the market with NO CHAIN - this is a must view! CALL NOW!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Entering through a uPVC front door, the welcoming entrance hall features a central heating cast iron imprinted radiator and benefits from three built-in storage cupboards, providing excellent space for coats, shoes and household storage.

Lounge / Diner

A bright and spacious reception room featuring two front-facing uPVC double glazed bow windows, allowing for an abundance of natural light. The room also benefits from two central heating cast iron imprinted radiators and a multi-fuel log burner, creating a warm and inviting focal point.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer, with integrated appliances including a hob, double oven and fridge/freezer. The kitchen also benefits from plumbing for a washing machine and a central heating radiator. Featuring a side-facing uPVC double glazed window and a side-facing uPVC double glazed door, allowing plenty of natural light and providing access to the outside.

Conservatory

A spacious and versatile space featuring rear-facing uPVC double glazed French doors with surrounding uPVC double glazed windows, allowing an abundance of natural light. The room is further complemented by a central heating radiator & fully tiled roof.

Hall

Providing access to the boarded loft space via a pull-down ladder, complete with lighting, the landing also

houses the combination boiler and offers access to the first-floor accommodation.

Bedroom One

A generously sized principal bedroom featuring a rear-facing uPVC double glazed window and a central heating radiator. The room benefits from a range of fitted wardrobes and drawers, providing excellent storage solutions.

Bedroom Two

A well-proportioned bedroom featuring rear-facing French doors, providing plenty of natural light and access to the outside. The room also benefits from a central heating radiator.

Bathroom

Fitted with a bath and separate shower cubicle, the bathroom also comprises a vanity unit incorporating a hand wash basin and WC. Fully tiled throughout, the room benefits from a side-facing uPVC double glazed window and a central heating radiator.

Exterior

Occupying an attractive corner plot, the property enjoys a lawned front garden complemented by well-stocked bordering flower beds. A lockable composite gated resin driveway to the side provides off-street parking and leads to the garage with electric doors, with the added benefit of both hot and cold external taps.

To the rear, there is a well-maintained lawned garden and a patio seating area, complete with external lighting and an outside tap, creating an ideal space for outdoor entertaining. Further benefits include a useful gated storage area located to the side of the garage fitted with electric doors.



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Billingley Drive, Thurnscoe Rotherham

- 2 bedroom detached bungalow. EPD D. Council Tax B
- Sought-after part of Thurnscoe - excellently placed for amenities, schools, shops & transport links
- Well-appointed fitted kitchen
- Conservatory overlooking the garden
- Beautifully maintained lawned garden & patio

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120578 - 0003

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