

FOR SALE



Gullingwood Drive, Thrybergh
Guide Price £180,000

MARTIN&CO



Gullingwood Drive, Thrybergh

3 Bedrooms, 1 Bathroom

Guide Price £180,000

- Semi detached
- Extended
- Two reception rooms
- Drive
- Popular location

GUIDE PRICE £180,000 - £190,000. Situated in the popular residential village of Thurcroft is this **EXTENDED THREE BEDROOM FAMILY HOME**, offering versatile living accommodation, a spacious lounge and dining room with feature media wall, off-road parking and an enclosed rear garden. With a flexible layout that includes two reception rooms, a dining kitchen and a separate utility room with WC, the property is well suited to family life and offers plenty of space for everyday living and entertaining. Gullingwood Drive is conveniently positioned for access to local amenities, schools and transport links, with the M18 and M1 motorway networks providing connections to Rotherham, Sheffield, Doncaster and surrounding areas. The property will appeal to a variety of purchasers, particularly families looking for additional living space in an established residential location.

The accommodation begins with an extended entrance hall, providing a practical introduction to the home and access to the ground floor rooms. A staircase rises to the first floor landing, while the additional space within the hallway contributes to the property's functional layout.

A second reception room provides valuable flexibility and can be adapted to suit different requirements. Whether used as a separate sitting room, children's



playroom, home office or more formal dining area, this additional room is a particularly useful feature for busy households. Having a choice of reception spaces allows different activities to take place without compromising the main family living area.

The dining kitchen forms another central part of the accommodation, offering a practical space for preparing meals and everyday dining. Fitted with a range of wall and base units, the kitchen provides cupboard storage and worktop space, together with an oven, hob and extractor hood. There is also space for further appliances, allowing the room to accommodate the needs of a modern household.

The dining area provides room for a table and chairs, making it suitable for family meals and more informal occasions. With a combination of cooking, storage and dining facilities, the room offers a functional arrangement for day-to-day use.

A side hallway leads through to a separate utility room with WC, providing another practical addition to the ground floor accommodation. The utility area offers space for household tasks away from the main kitchen,

while the additional toilet facilities are particularly convenient for families and visiting guests.

The rear extension is one of the property's standout features, housing a **GENEROUS LOUNGE AND DINING ROOM** that provides an excellent space for spending time together. The extension creates a substantial additional living area, offering flexibility for arranging lounge furniture and a dining table to suit individual preferences.

A feature media wall forms the focal point of the room, providing a contemporary finish and a dedicated area for television and entertainment equipment. The combination of lounge and dining space makes this room particularly suited to family gatherings, relaxing in the evenings or entertaining friends. The additional accommodation created by the extension is a significant advantage, providing a layout that can accommodate changing family needs.

To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. Each bedroom offers useful accommodation, with two benefiting from fitted wardrobes that provide



convenient storage without the need for additional freestanding furniture.

The bedrooms offer flexibility for families of different sizes, with the potential to use one as a nursery, guest bedroom or home working space if required. The fitted storage in two of the rooms adds to the practicality of the accommodation and helps maximise the available floor space.

The family bathroom is fitted with a modern white three-piece suite, providing a clean and contemporary finish. Its position on the first floor makes it convenient for all three bedrooms and completes the internal accommodation.

Outside, the property benefits from OFF-ROAD PARKING to the front, an important feature for households with a vehicle and a practical advantage for everyday use.

To the rear is an enclosed garden, offering a combination of patio and lawned areas. The patio provides space for outdoor seating and dining during the warmer months, while the lawn offers room for

children to play or for those who enjoy gardening. The enclosed setting creates a defined outdoor area that complements the generous internal living accommodation.

A brick-built shed provides useful additional storage for garden equipment, tools and other household items, helping to keep the main garden areas clear and organised.

Thurcroft is an established village to the east of Rotherham, offering a selection of everyday amenities, including local shops, convenience stores and other services. The village has a strong residential community and is a practical location for families and commuters alike.

Local educational facilities include Thurcroft Infant School, Thurcroft Junior Academy and Wickersley School and Sports College in the wider surrounding area. Families considering the property should confirm current school admissions and catchment arrangements directly with the relevant schools or local authority. For those travelling by car, the nearby M18

motorway provides convenient connections to the M1 and wider motorway network, making destinations such as Sheffield, Doncaster, Worksop and Rotherham accessible. Public transport services also connect Thurcroft with surrounding towns and communities, providing alternatives for those who do not drive.

The surrounding area offers further shopping and leisure facilities in nearby Wickersley and Rotherham, while larger retail destinations and employment centres can be reached via the local road network.

With its EXTENDED ACCOMMODATION, TWO RECEPTION ROOMS, separate utility room and WC, three well-proportioned bedrooms and enclosed rear garden, this property provides a versatile home with space for a range of household requirements.

The rear lounge and dining extension is a particular highlight, creating a substantial family living area with a contemporary media wall, while the off-road parking and practical outdoor space add to its everyday appeal. Early viewing is recommended to appreciate the layout, additional accommodation and features that this extended family home has to offer.

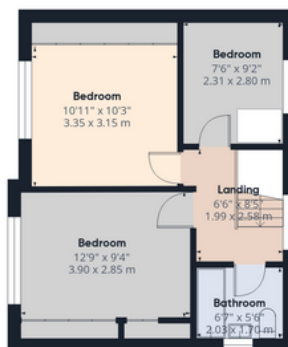


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Ground Floor



Approximate total area⁽¹⁾
1188 ft²
110.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

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