



**4 Katherine Court, Thurgroft, Rotherham  
S66 9HL**

**Guide price £110,000**

GUIDE PRICE £110,000 - £120,000

Tucked away in a pleasant cul-de-sac position, this modern two-bedroom semi-detached home offers comfortable living with the added bonus of a bright conservatory overlooking the enclosed rear garden. The property benefits from UPVC double glazing throughout, two double bedrooms, and off-road parking to the front. A contemporary fitted kitchen enhances the home's modern appeal. Early viewing is strongly advised to avoid disappointment.

**Location**

Situated in the popular village of Thurgroft, the property is within walking distance of local shops, schools, and amenities. Excellent public transport links provide easy access to Rotherham and Sheffield, while for commuters, the M1 motorway network is within easy reach, including Junction 1 of the M18 at Hellaby.

- |                                     |                    |                                 |
|-------------------------------------|--------------------|---------------------------------|
| ■ Semi Detached House               | ■ Two Bedrooms     | ■ Two Reception Rooms           |
| ■ Cul De Sac Location               | ■ Off Road Parking | ■ Perfect First Time Buyer Home |
| ■ Immaculately Presented Throughout | ■ Viewings Advised |                                 |

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## Ground floor

### Entrance Hall

Entering via the UPVC front door, you are welcomed into the entrance hall giving access to the kitchen and stairs to the first floor

### Kitchen

8'2" x 8'10" (2.5 x 2.7)

A UPVC double-glazed window to the front elevation fills the kitchen with natural light. Fitted with a stylish range of modern wall, base, and drawer units in a white wood finish, the space features an electric hob with oven below and a stainless steel extractor hood above. A matching stainless steel sink and drainer are complemented by attractive splashback areas, while plinth lighting adds a contemporary touch. The kitchen also offers space and plumbing for an automatic washing machine, combining practicality with modern style.

### Lounge

12'5" x 16'4" (3.8 x 5.0)

The living room enjoys a bright and airy feel, with UPVC sliding doors opening to the conservatory and allowing natural light to flow through the space. Finished with laminate flooring, the room features a white wood fire surround with an electric fire, creating a cosy focal point. Electric radiators provide warmth, making this a comfortable space to relax all year round

### Conservatory

8'5" x 12'1" (2.57 x 3.7)

The conservatory is built upon a brick base with UPVC double glazing, creating a light and versatile space to enjoy year-round. Finished with tiled flooring, it features UPVC double-glazed French doors that open directly onto the rear garden, perfectly blending indoor and outdoor living.

## First Floor

### Bedroom One

8'6" x 12'5" (2.6 x 3.8)

Bedroom One enjoys a UPVC double-glazed window overlooking the front elevation, filling the room with natural light. A built-in cupboard with shelving and hanging space offers practical storage, while an electric wall-mounted radiator provides warmth and comfort

### Bedroom Two

9'4" x 8'10" (2.87 x 2.7)

Bedroom Two is a generous double room with a UPVC double-glazed window overlooking the rear elevation. An electric wall-mounted radiator ensures the space remains warm and comfortable.

### Family Bathroom

The bathroom features an obscure UPVC window overlooking the side elevation, ensuring privacy while allowing natural light to enter. It includes a modern three-piece suite comprising an enclosed bath with an overhead shower and glass shower screen, a pedestal sink, and a low-flush WC. The room is fully tiled for a clean, contemporary finish.

## Outside

### Rear Garden

The fully enclosed rear garden is mainly laid to lawn, providing a lovely green space for relaxation and play. A paved patio area at the rear offers the perfect spot for outdoor dining or entertaining, while a handy wooden shed provides additional storage. The garden is well maintained and features attractive slate borders, adding a neat and tidy finish.

### Front Elevation

To the front, a block-paved path leads to the front door, complemented by a driveway providing off-road parking.



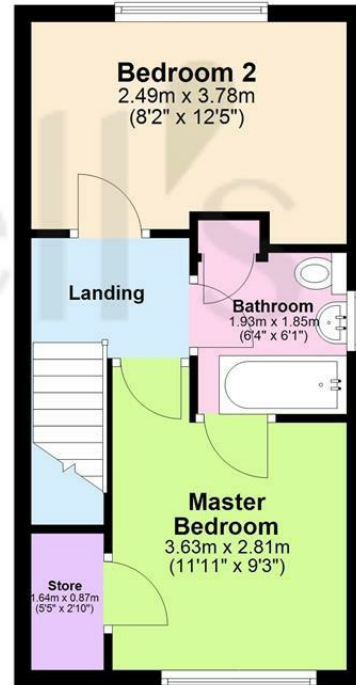
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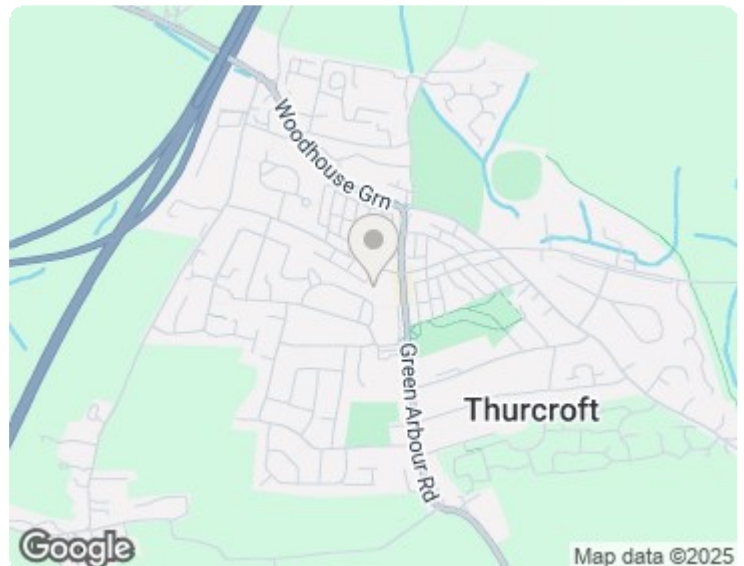


**First Floor**  
Approx. 28.8 sq. metres (310.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		55	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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