



3, Manor Farm Court, Thrybergh, Rotherham, South Yorkshire, S65 4NZ

Better Move are proud to offer this recently refurbished, outstanding period five bedroom detached house located within this highly regarded and sought after location close to Thrybergh Country Park and Rotherham Golf Club. The property is within walking distance of a number of local amenities, shops and bus routes. The property is individually styled from solid stone and benefits from gas central heating, double glazing and a security alarm, briefly comprising of three reception rooms, kitchen with utility room, five bedrooms and two bathrooms.

The front entrance porch with double glazed door and window leads to a large, light reception hall (4.19m x 4.04m) with decorative coving to the ceiling and stairs rising to the first floor galleried landing. There is a ground floor cloakroom with white suite. The main reception room (6.65m x 3.96m) has a feature fireplace with decorative hearth and living flame gas fire solid wood flooring and decorative coving to the ceiling. Front and rear facing double glazed windows and two side facing windows give this room and light and airy feel. The dining room (4.17m x 3.56m) has solid oak panelling to the walls and double glazed patio doors leading to the rear garden. The second reception room (4.01m x 3.51m) has coving to the ceiling and a wooden fire surround with tiled hearth incorporating an electric fire and rear facing double glazed window.

The kitchen (5.16m x 4.04m) is fitted with a range of solid oak units and roll edge corian worktop incorporating a 1 1/2 bowl sink unit, integrated four ring gas hob with extractor canopy, integrated oven, built in dishwasher, beams to the ceiling and wooden floor. Utility room (3.53m x 2.16m) fitted with a range of base units with a 1 1/2 bowl sink and wall mounted central heating boiler, plumbing for washer, space for tumble drier and fridge/freezer.

First floor galleried landing with decorative coving to the ceiling, storage cupboard and airing cupboard leading to master bedroom (5.26m x 5.13m) with bespoke lighting and decorative coving to the ceiling, leading to the ensuite bathroom (3.56m x 2.13m) fitted with a white suite comprising a Jacuzzi bath, toilet, pedestal hand basin and shower cubicle, rear facing double glazed window. A further door from the master bedroom leads to the separate dressing room (2.59m x 2.01m) with fitted wardrobes and draw units.


Bedroom five (5.18m x 4.60m) with dual aspect double glazed windows, spotlights and coving to the ceiling leading to the study/office (4.32m x 2.51m) with double glazed sky light and rear facing double glazed window. A door from the bedroom leads to an outside spiral stair case giving the room a separate access.

Bedroom two (3.56m x 4.06m) Rear facing double glazed window and a range of built in wardrobes, neutral decor with coving and dado rail.

Bedroom three (3.56m x 3.94m) Front facing double glazed window, pastel coloured decor, coving and dado rail.

Bedroom four (3.94m x 2.95m) Rear facing double glazed window, decorative coving and dado rail, pastel colour decor.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	