



# Gaunt Road, Bramley, Rotherham, S66

QUALITY LOCATION, HEAD OF CUL DE SAC, MODERN DETACHED HOME, LOVELY GARDENS, DRIVE AND GARAGE.

A four bedroom detached family home placed within a cul de sac on this popular development. The home is attractively presented and is ideally located to access a range of amenities including Wickersley Comprehensive School and the M18/M1 motorway networks. The accommodation briefly comprises an entrance hallway, lounge, dining room, fitted kitchen, lobby and a ground floor WC. To the first floor is a landing, four bedrooms and a shower room. Outside off road parking is provided by a driveway and garage. The rear garden is landscaped and mainly laid to lawn. Viewing is highly recommended!

**Entrance Lobby** With composite double glazed front door.

**Lounge** 5.33 x 3.27. With front square bay window, dado rail and ceiling roses and the focal point being the marble fire surround with log effect living flame electric fire.

**Dining Room** 3.27 x 2.95. With double glazed patio doors providing access to the conservatory.

**Conservatory** 3.62 x 2.97. (Maximum measurements) Having side and rear facing UPVC double glazed windows and rear facing UPVC double glazed French doors.

**Kitchen** 3.93 x 2.83. With composite double glazed external door to the side, rear aspect window and a range of shaker style units with work surfaces. Tiling to the sink and cooker area, tiled effect floor, one and a half sink with mixer tap and integrated appliances of washing machine and dishwasher.

**Inner Lobby** With access from the kitchen and providing access to the garage and cloakroom.

**Cloakroom/WC** With wc and wash basin in white and tiled effect floor.

**First Floor Landing** With access to the loft space.

**Bedroom One** 4.25 x 3.06. With twin rear aspect windows.

**Bedroom Two** 3.50 x 2.61. With front aspect window.

**Bedroom Three** 3.81 x 2.09. With front aspect window.

**Bedroom Four** 2.92 x 2.08. With front aspect window and over stairs store cupboard.

**Shower Room** 2.21 x 1.56. With white suite comprising wc, wash basin and walk in shower area with glass screen and monsoon head shower. Fully tiled floor and walls, extractor fan and towel rail/radiator.

**Outside** To the rear of the house are attractive enclosed lawned gardens with shrub borders and two paved patio areas. To the front are lawned gardens with adjacent side by side driveway providing off road parking for two cars and access to the garage. There is a paved pathway to the side.

**Integral Garage** With up and over entry door, light, power and gas boiler.

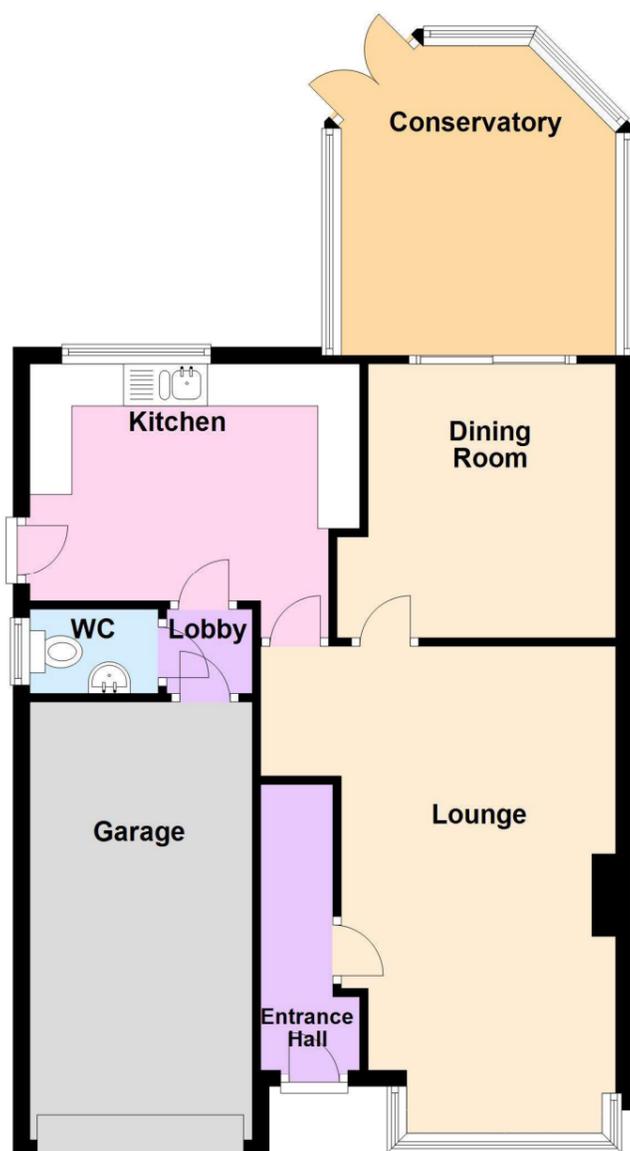


- Modern detached family home.
- Four bedrooms.
- Conservatory.
- Central heating and double glazing.
- Close to amenities and M1/M18.
- Well appointed throughout
- Drive and garage.
- Cul de sac location.
- Catchment for Wickersley School.

## Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor

