

Asking Price: £270,000
Freehold

Francis Drive, Brecks, Rotherham,
S60



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THOUGHTFULLY EXTENDED AND IMPROVED TO FORM AN EXQUISITE FOUR BEDROOM FAMILY HOME IN A PEACEFUL CUL DE SAC LOCATION

Boasting outstanding standards within! A four bedroom semi detached family home that enjoys a position within a cul de sac in this sought after area. The accommodation briefly comprises an entrance hallway, bow windowed lounge, open plan dining kitchen that opens to a beautiful sun room with atrium roof light. To the first floor is a landing, three bedrooms and a bathroom. The master bedroom is located to the second floor. Outside the home has ample off road parking by way of a driveway and garage and has low maintenance gardens to the rear. The residence is well placed to access a range of local amenities and is within a short drive of the M1 motorway network at junction 33. Viewing is an absolute must in order to fully appreciate what is on offer! Call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a radiator. Stairs rise to the first floor and doors open to the lounge and kitchen.

Lounge 3.84 x 3.75. A cosy and well presented room with a fire surround, hearth and back incorporating a living flame gas fire. Having a front facing UPVC double glazed bow window and a radiator.

Dining Kitchen 6.20 x 3.78. A spacious room with that is fitted with a range of wall mounted and base level handle less units with work surfaces incorporating a sunken one and a half bowl sink unit with mixer tap. There is an integrated four ring induction hob, built in electric oven, integrated fridge freezer along with plumbing for a washing machine. Having downlights to the ceiling, laminate flooring, useful understairs storage cupboard, designer radiator and a side facing UPVC double glazed entrance door. The room opens to the orangery.

Orangery 5.72 x 2.63. A real highlight of the accommodation and boasting an atrium roof light, modern log burning effect electric fire and downlights to the ceiling. There are side and rear facing UPVC double glazed windows, designer radiator and rear facing UPVC double glazed patio doors.

Landing Having a useful storage cupboard and a side facing UPVC double glazed window. Stairs rise to the master bedroom and doors open to the first floor bedrooms and bathroom.

Bedroom 2 3.81 x 3.32. Fitted with a range of wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.85 x 3.19. (The first measurement is the maximum measurement and reduces to 3.05) Front facing UPVC double glazed bow window and a designer radiator.

Bedroom 4 2.81 x 2.04. Front facing UPVC double glazed window, storage cupboard and a designer radiator.

Bathroom 2.84 x 1.75. Fitted with an attractive white suite comprising a panelled bath, shower cubicle with monsoon shower, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, heated chrome towel rail along with side and rear facing UPVC double glazed windows.

Master Bedroom 6.0 x 3.33. Having a rear facing UPVC double glazed dormer window, double glazed skylight and a cupboard houses the central heating boiler.

Outside The property occupies a position within a cul de sac and has off road parking provided by a driveway with gated access that in turn leads to a single garage. The rear garden is well appointed and enclosed and comprises an artificial lawn with steps descending to a flagged patio that in turn houses a useful shed/summer house with UPVC double glazed windows and doors. power and lighting.

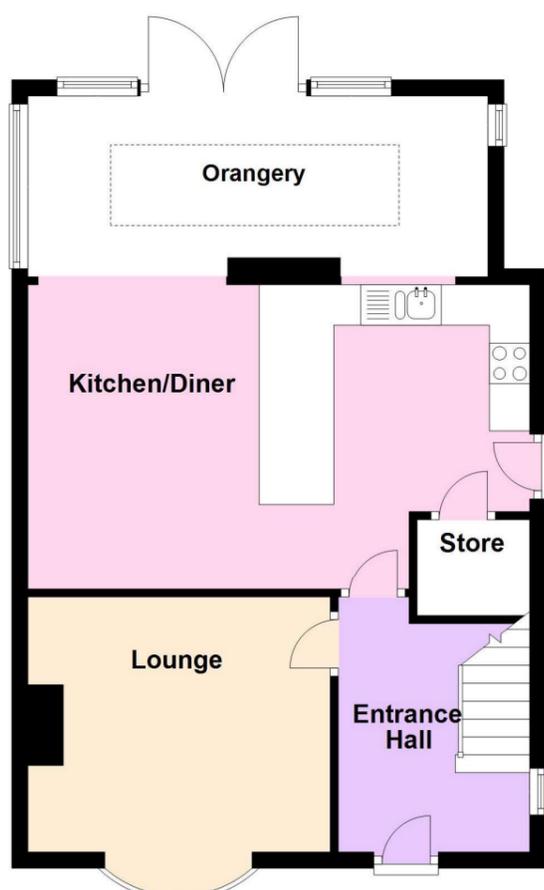


- Four bedroom semi detached home
- Thoughtfully extended and improved
- Boasting high standards within
- Beautiful orangery extension
- Driveway and garage
- Cul de sac location
- Open plan dining kitchen
- Viewing is essential!

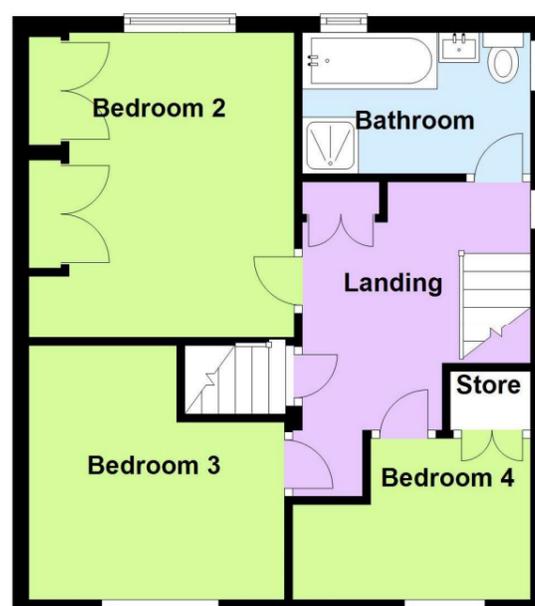
Disclaimer

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



Second Floor



Total area: approx. 123.1 sq. metres (1325.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.