



LINCOLN RALPH



# Fabian Way, Bramley, Rotherham, S66

## **SUPERB LOCATION, IMMACULATE CORNER PLOT GARDENS, LONG DRIVE AND GARAGE, NO UPWARD CHAIN!**

Occupied from new and offering a rare opportunity to acquire a bungalow within this highly regarded location. The bungalow which is very well appointed throughout was originally of three bedroom design although currently laid out as four and offers versatile accommodation of considerable size within beautiful gardens which are set upon the corner of Fabian Way and Wood Lane. With warm air central heating, double glazing, fitted kitchen and open plan lounge/diner along with long drive and extended garage the property would be ideal for retirees and families alike. Close to local amenities, the motorway network and delightful woodland walks this impressive detached bungalow certainly warrants inspection.

**Entrance Hall** With composite front door and laminate floor.

**Cloakroom/WC** 1.80 x 1.20. With partial wall tiling and wc and wash basin in white.

**Lounge** 4.87 x 3.37. With front bay window, patio doors to the side and marble fireplace with electric fire.

**Dining Room** 3.35 x 2.97. A dining area which is open plan to the lounge

**Fitted Breakfast Kitchen** 4.84 x 2.66. With composite external door to the side and a range of shaker style units comprising wall, base and drawer units with work surfaces, one and a half bowl stainless sink unit with mixer tap and tiling to the sink and work surface area. Laminate floor, plumbing for washer and dishwasher, side and rear windows and cooking appliances of gas hob with extractor and electric oven.

**Inner Hall** With oak flooring, cupboard housing the warm air boiler system, cylinder cupboard and access to the boarded loft space which has ladder and light.

**Bedroom One** 3.78 x 3.06. (Minimum measurements to wardrobes)  
With rear aspect and fitted wardrobes to one wall.

**Bedroom Two** 3.03 x 2.11. (Measurements excluding doorway recess)  
With rear aspect.

**Bedroom Three** 3.04 x 2.51. (Maximum measurements)  
With rear aspect.

**Bedroom Four** 3.35 x 2.73. (Maximum measurements)  
With parquet floor and patio doors to the rear.

**Note** Bedrooms three and four were originally one room.

**Bathroom** 2.73 x 2.59. With suite comprising wc, wash basin and bath with separate shower area. Shelves linen cupboard, extractor fan, side window, shaver point and extensive wall tiling.

**Outside** A particular feature of the property are the superb gardens which extend to three sides upon this corner plot. There are lawns, a wide variety of shrubs, timber garden store, greenhouse and outside tap. Ample parking is provided by the long driveway which leads from front to rear and the extended detached brick built garage.

**Garage** 5.50 x 2.51. With roller entry door, light, power and extended workshop area to the side.

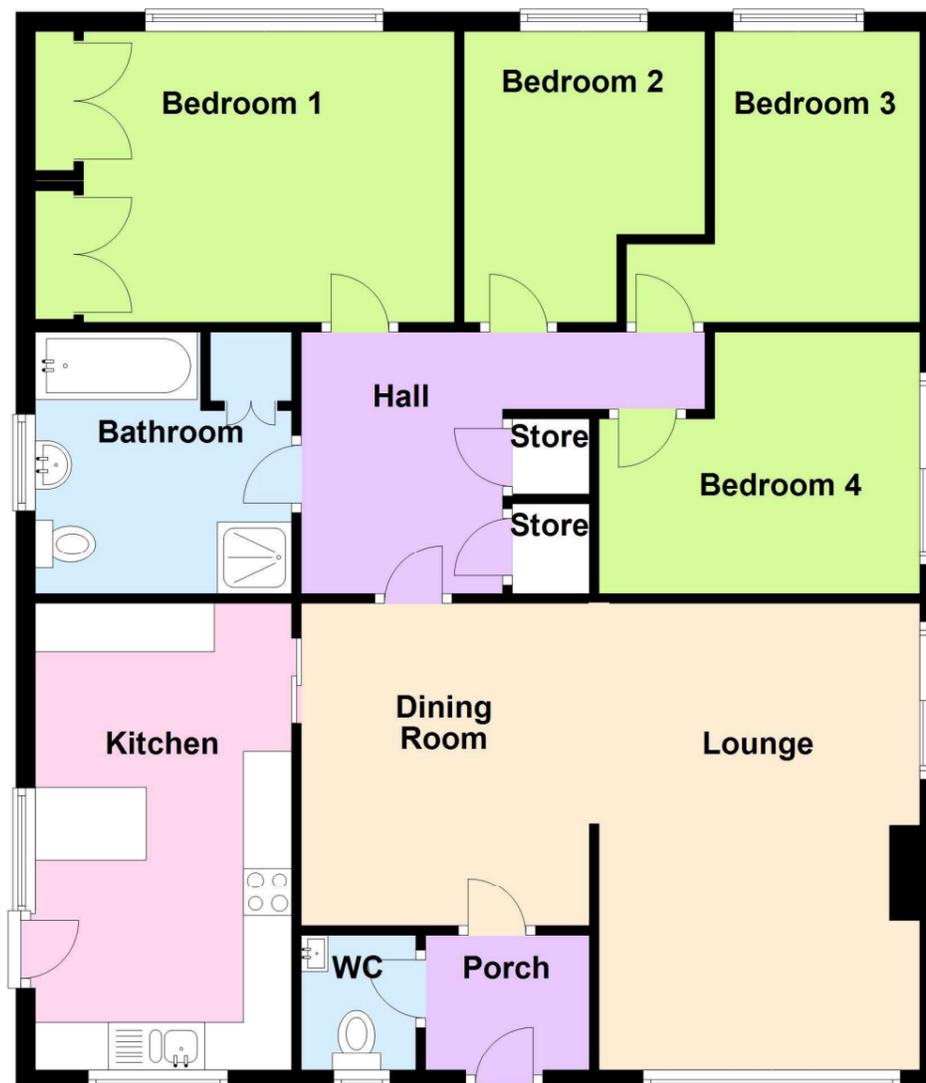


- Impressive detached bungalow
- Four bedrooms
- Central heating and double glazing
- Superb corner plot gardens
- Long drive and extended garage
- Fitted kitchen
- Open plan lounge/diner
- Close to amenities and motorway
- No upward chain

### **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



Total area: approx. 99.0 sq. metres (1065.2 sq. feet)

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