

Freehold

Asking Price: £210,000

Brampton Meadows, Thurcroft,  
Rotherham, S66



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# Brampton Meadows, Thurcroft, Rotherham, S66

## MODERN FOUR BED, TWO BATHROOM FAMILY HOME! POPULAR LOCATION! CONVENIENT POSITION! VIEWING IS ESSENTIAL!

A modern four bedroom detached family home on a sought after development that offers a convenient position for a range of local amenities along with the M18/M1 motorway network. The accommodation briefly comprises an entrance hall, lounge, dining room, fitted kitchen, utility room and a ground floor shower room. To the first floor is a landing, four bedrooms and a bathroom. Outside off road parking is provided by a driveway and garage. At the rear is an enclosed low maintenance garden with artificial lawn. Call Lincoln Ralph today to arrange your viewing!

**Entrance Hall** Front facing entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

**Lounge** 5.32 x 3.72. A pleasant room with a T.V/display niche, front facing UPVC double glazed window, coving to the ceiling, wood effect laminate flooring and a radiator. In addition there is a useful under stair storage cupboard. Double glass panelled doors open to the dining room.

**Dining Room** 3.0 x 2.09. Having coving to the ceiling, rear facing UPVC double glazed window and a radiator. A door opens to the kitchen.

**Kitchen** 2.96 x 2.53. Fitted with a range of wall mounted and base level units in a high gloss finish with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in dishwasher along with tiling to splashback height. Having a rear facing window and door that opens to the rear lobby.

**Rear Lobby** Having a rear facing UPVC double glazed window and a double glazed entrance door gives access to the rear garden. A door opens to the ground floor shower room and the lobby opens to the utility room.

**Utility Room** 2.38 x 2.01. Wood effect laminate flooring, plumbing for a washing machine and space for a fridge freezer. A door opens to the garage.

**Shower Room** 2.24 x 1.39. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

**Landing** Doors open to the bedrooms and bathroom.

**Bedroom 1** 7.28 x 2.38. Front and rear facing UPVC double glazed windows, wood effect laminate flooring and a radiator.

**Bedroom 2** 3.28 x 2.81. (The first measurement is taken to the fitted wardrobe) Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.37 x 2.36. Front facing UPVC double glazed window and a radiator.

**Bedroom 4** 2.42 x 2.25. (The first measurement is the maximum measurement) Front facing UPVC double glazed window, radiator and a storage cupboard.

**Bathroom** 1.98 x 1.78. Fitted with a white suite comprising a dual ended bath, vanity wash hand basin and a low flush WC. Having tiling to the walls and floor, rear facing UPVC double glazed window and a radiator.

**Outside** At the front a driveway provides off road parking and in turn leads to the integral garage. The rear enjoys an enclosed, low maintenance garden that has an artificial lawn and flagged patio.

**Garage** Roller shutter door, power and lighting.

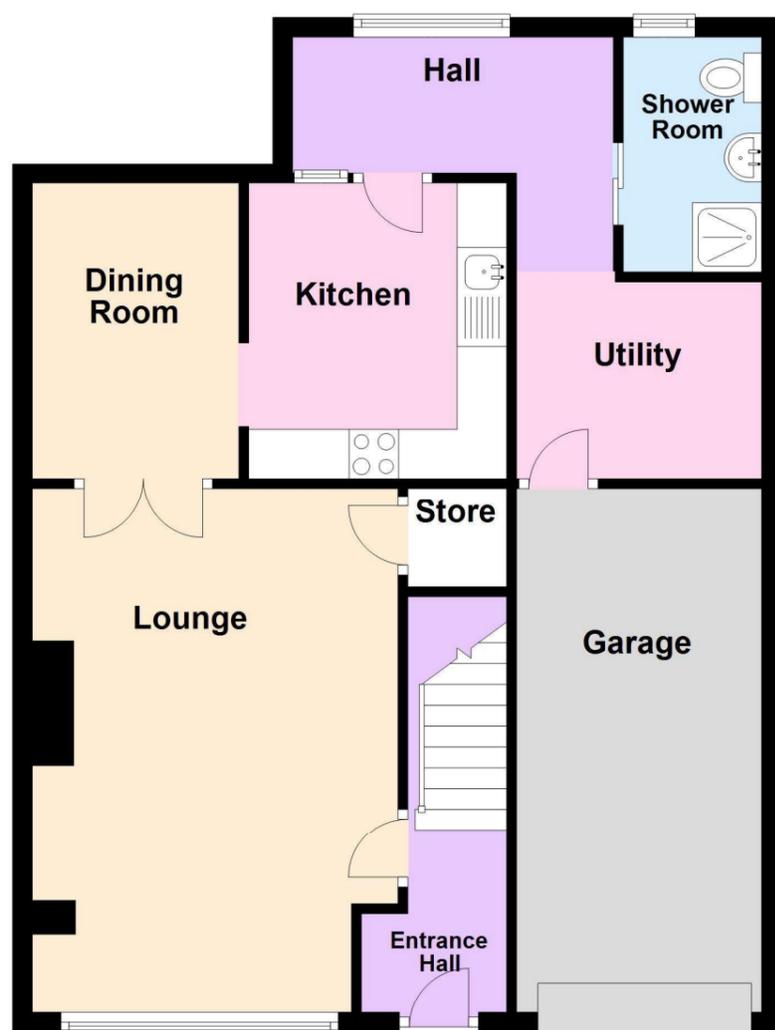


- Four bedroom detached family home
- Popular location
- Boasting two reception rooms
- Utility room
- Driveway and garage
- Ideally located for local amenities
- Well placed for the M18/M1 motorway network.
- Viewing is recommended!

### 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



Total area: approx. 121.6 sq. metres (1309.2 sq. feet)

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