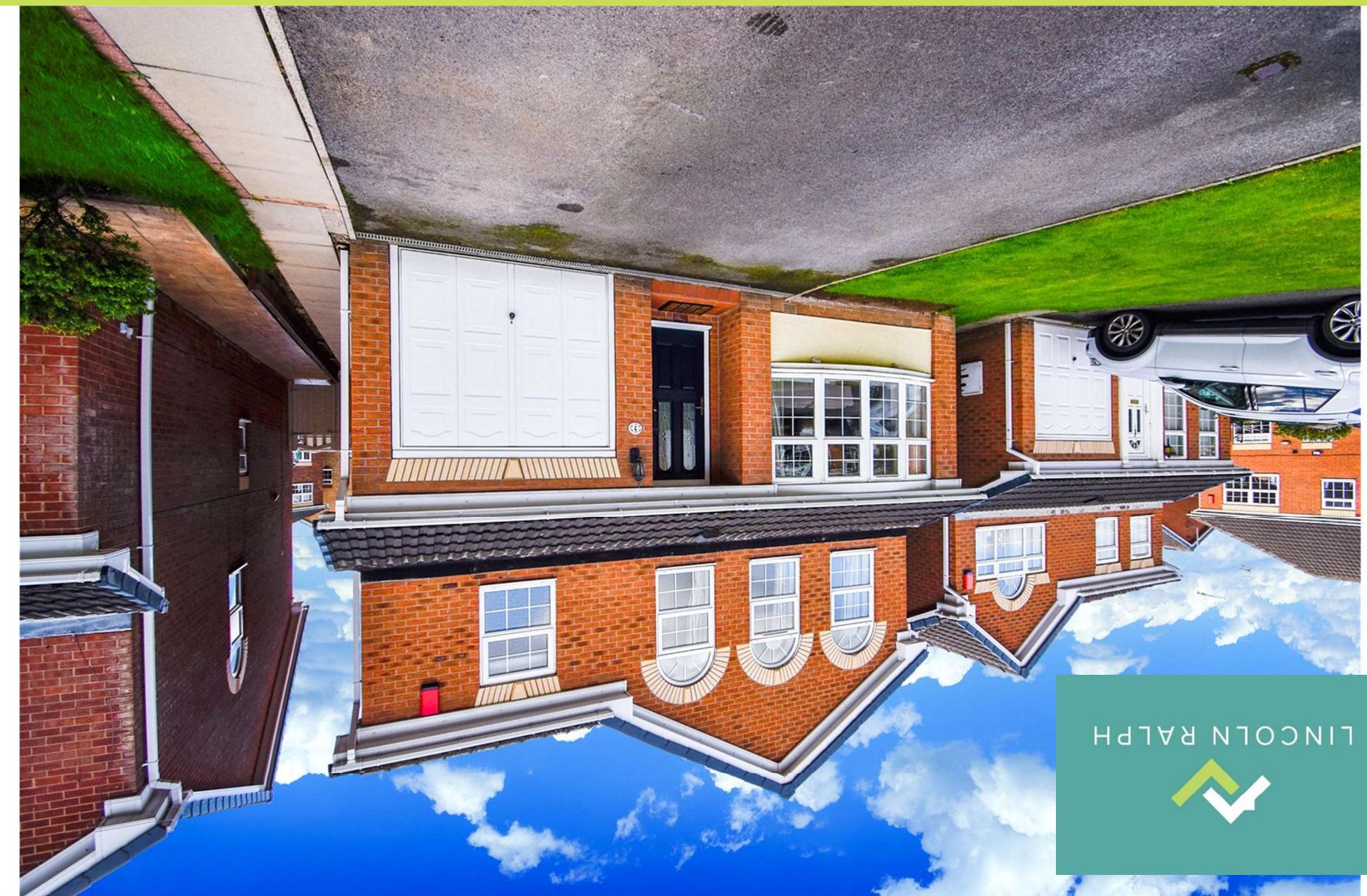


Freehold

Asking Price: £340,000

Stratford Way, Bramley, S66

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Stratford Way, Bramley, S66

SUPERB FAMILY HOME, GREAT LOCATION, FOUR BEDROOMS AND THREE BATHROOMS, SUN LOUNGE AND REAR GARDENS WITH SOUTHERLY ASPECT!

Offering high standards throughout a large modern detached family home within this ever popular and sought after location. With four bedrooms, two which are en suite along with central heating, double glazing, breakfast kitchen and sun lounge this superb home is a must view to appreciate the size of accommodation within. With attractive rear garden with southerly aspect, double drive and integral garage to the front the location affords catchment for very well regarded junior and senior schools and excellent access to local amenities and the M1/M18 motorway network.

Entrance Hall With composite front door, access door to the garage and stairs rising to the first floor.

Cloakroom/WC 2.09 x 1.00. With wc, wash basin with vanity beneath, towel rail/radiator and fully tiled floor and walls.

Lounge 6.27 x 3.37. An impressive living room with front bow window and focal fire surround with marble inlay and hearth and open flame gas fire. Double doors provide access to the dining room.

Dining Room 3.83 x 2.70. (Minimum measurements excluding doorway recess) With double glazed French doors to the sun lounge.

Breakfast Kitchen 4.68 x 3.91. (Maximum measurements) A large 'L' shaped breakfast kitchen with a range of dark oak finish units with roll edge work surfaces, sink with mixer tap and tiling to the sink and work surface area. Pitched ceiling with Velux roof light, plumbing for washer, tiled effect flooring and double glazed door providing access to the sun lounge. Integrated appliances include fridge freezer, dishwasher, gas hob with extractor and double electric oven.

Sun Lounge 4.33 x 3.97. (Maximum measurements) A large 'P' shaped sun lounge with rear bay area, tiled floor, two Velux roof lights and double glazed door providing access to the garden.

First Floor Landing With side aspect window, cylinder cupboard and access to the loft space.

Master Bedroom 4.10 x 3.92. (Measurements excluding en suite doorway recess) With triple arched windows to the front and a range of bedroom furniture including double and triple door wardrobes, bedside table with corner display units, over bed storage and drawer/dressing area unit with mirror.

En Suite Shower Room 2.62 x 1.68. With wc, wash basin with vanity beneath, double walk in shower area with glass screen, shaver point and partial wall tiling.

Bedroom Two 3.96 x 2.82. (Minimum measurements excluding doorway recess) With rear aspect and double door wardrobe.

En Suite Shower Room 1.75 x 1.17. With side aspect, wash basin in white and fully tiled shower enclosure with electric shower. (There is no wc in this en suite)

Bedroom Three 3.02 x 2.64. (Maximum measurements) With rear aspect and double door wardrobe.

Bedroom Four 3.02 x 2.06. With rear aspect and laminate floor.

Family Bathroom 2.62 x. With white suite comprising wc, wash basin and bath. Towel rail/radiator and majority wall tiling.

Outside To the rear of the house are lawned gardens with southerly aspect, block paved patio, outside tap and play area with decorative bark. There are paved pathways to either side one with lean to store and the other being gated to allow front to rear access. To the front is an open plan lawned area with adjacent double side by side drive which provides off road parking and access to the garage. Outside light and canopy to the front entrance.

Integral Garage 5.57 x 2.56. With up and over entry door, light, power, Worcester gas boiler and access door back to the entrance hall.

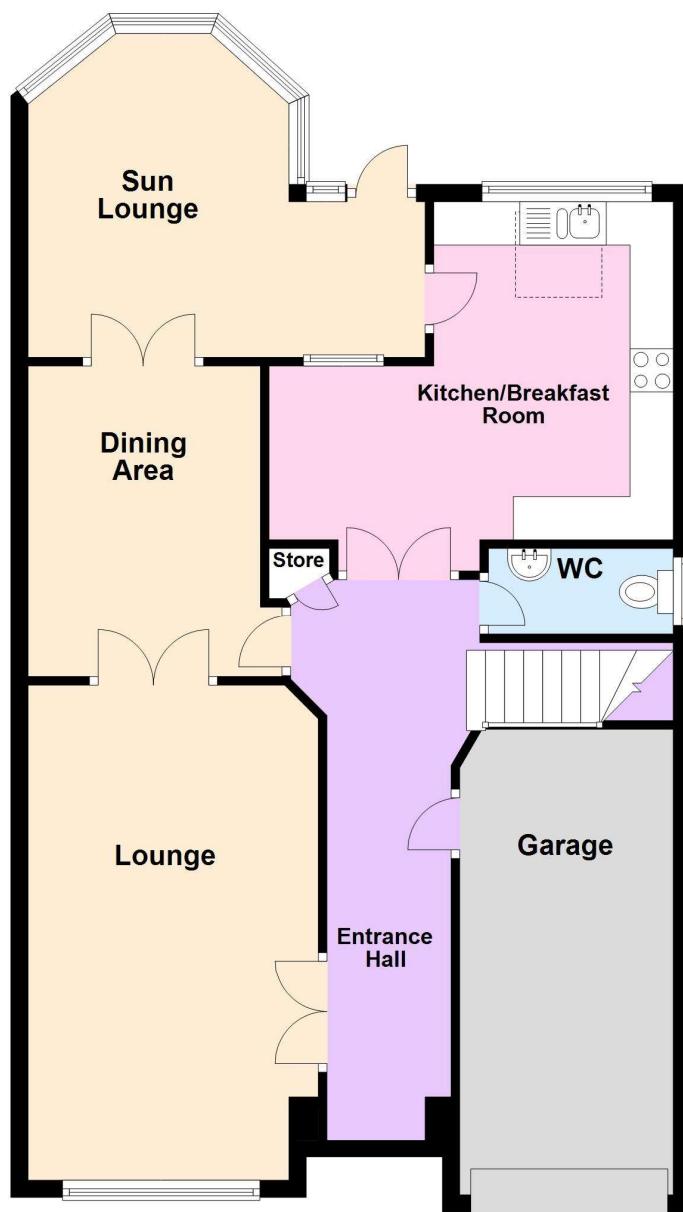


- LARGE DETACHED MODERN HOME
- FOUR BEDROOMS INCLUDING TWO EN SUITE
- FAMILY BATHROOM
- LARGE BREAKFAST KITCHEN
- LOUNGE, DINING ROOM AND SUN LOUNGE
- DOUBLE DRIVE AND INTEGRAL GARAGE
- GROUND FLOOR WC
- SUPERB LOCATION

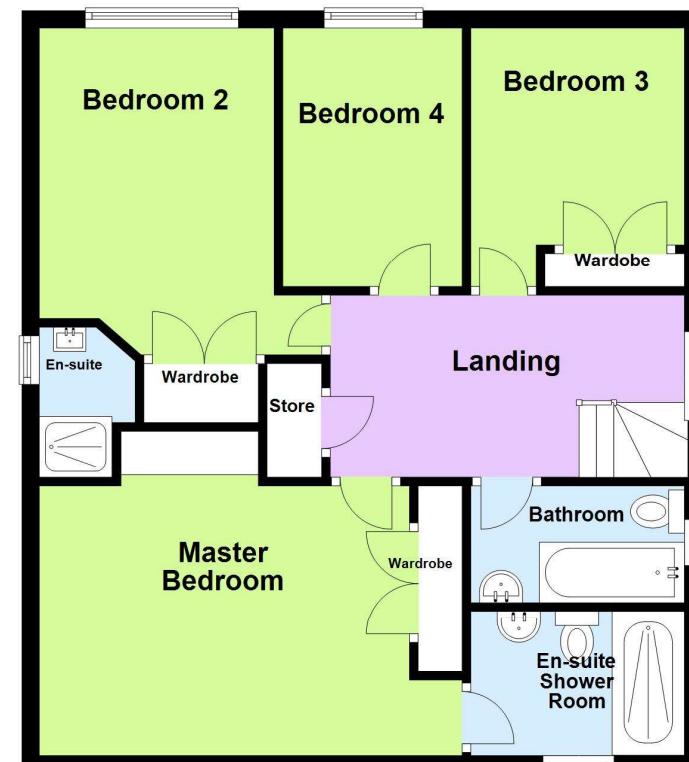
Disclaimer

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. 152.8 sq. metres (1645.2 sq. feet)

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