

Freehold

Asking Price: £350,000

Westminster Close, Bramley,
Rotherham, S66



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SUPERB FAMILY HOME, FANTASTIC SPEC THROUGHOUT, 1300+ SQUARE FEET, FABULOUS OPEN PLAN KITCHEN/DINER! FOUR BEDROOMS WITH TWO EN SUITE!

A superb example of modern family living at its best. Totally remodelled by the present owners over recent years and with exceptional standards throughout a four bedroom, three bathroom detached family home occupying a cul de sac location upon this ever popular and sought after development. With central heating, double glazing, fabulous open plan kitchen/diner, enclosed rear garden with patio and drive and garaging to the front the property has close proximity to local amenities, very well regarded junior and senior schools and the M18/M1 motorway network. A must view home to appreciate the immaculate standards within.

Entrance Hall A welcoming hallway with Karndean flooring, radiator and useful storage/coat cupboard. Stairs rise to the first floor, double glass panelled doors open to the kitchen and lounge. A door opens to the WC.

Lounge 5.60 x 3.28. A beautifully presented room with a focal fire surround, marble effect hearth and back incorporating a living flame gas fire. Having a front facing UPVC double glazed window and a radiator. Double glass panelled doors open to the kitchen.

WC Fitted with a white suite comprising a low flush WC and vanity wash hand basin with tiling to splashback height. Having downlights to the ceiling, Karndean flooring, side facing UPVC double glazed window and a radiator.

Breakfast/Dining Kitchen 7.37 x 3.87. (The first measurement is the maximum measurement and reduces to 2.77. The latter measurement reduces to 3.62) Forming the hub of the family home is this open plan breakfast/dining kitchen that is fitted with a range of wall mounted and base level units with Carrara Granite work surfaces incorporating a double Belfast sink with mixer tap. There is an integrated five ring Bosch gas hob with extractor hood over, built in double electric Bosch oven, Bosch microwave, integrated Samsung fridge freezer and a wine cooler. This is complimented by under pelmet mood lighting, tiling to splashback height and to the floor along with a designer radiator. Having two rear facing UPVC double glazed windows, rear facing UPVC double glazed French doors, downlights to the ceiling, under floor heating, breakfast bar and a radiator.

Landing Having loft access, side facing UPVC double glazed window and a radiator. Doors open to the bedrooms and bathroom.

Master Bedroom 4.10 x 3.30. (The latter measurement extends to 3.92) Having three front facing UPVC double glazed windows, downlights to the ceiling, built in wardrobes and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 2.59 x 1.44. Fitted with a white suite comprising a walk in shower area, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.93 x 2.57. Having a built in wardrobe, rear facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room Fitted with a white shower cubicle and wash hand basin with tiling to splashback height, side facing UPVC double glazed window, radiator and extractor fan.

Bedroom 3 2.64 x 2.50. (The first measurement is taken to the front of the built in wardrobe) Rear facing UPVC double glazed window, built in wardrobe and a radiator.

Bedroom 4 3.02 x 2.03. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.61 x 1.58. Fitted with a white suite comprising a panelled bath, low flush WC and a vanity wash hand basin. Having tiling to splashback height, heated chrome towel rail and a side facing UPVC double glazed window.

Outside At the front is a lawned garden and a driveway that provides off road parking and in turn leads to the garage. At the rear is an enclosed garden that enjoys a flagged patio, lawned garden and wood chip play area.

Garage 5.34 x 2.54. Having a 'Thermadoor' remote roller shutter door, wall mounted central heating boiler, power, lighting and plumbing for a washing machine.

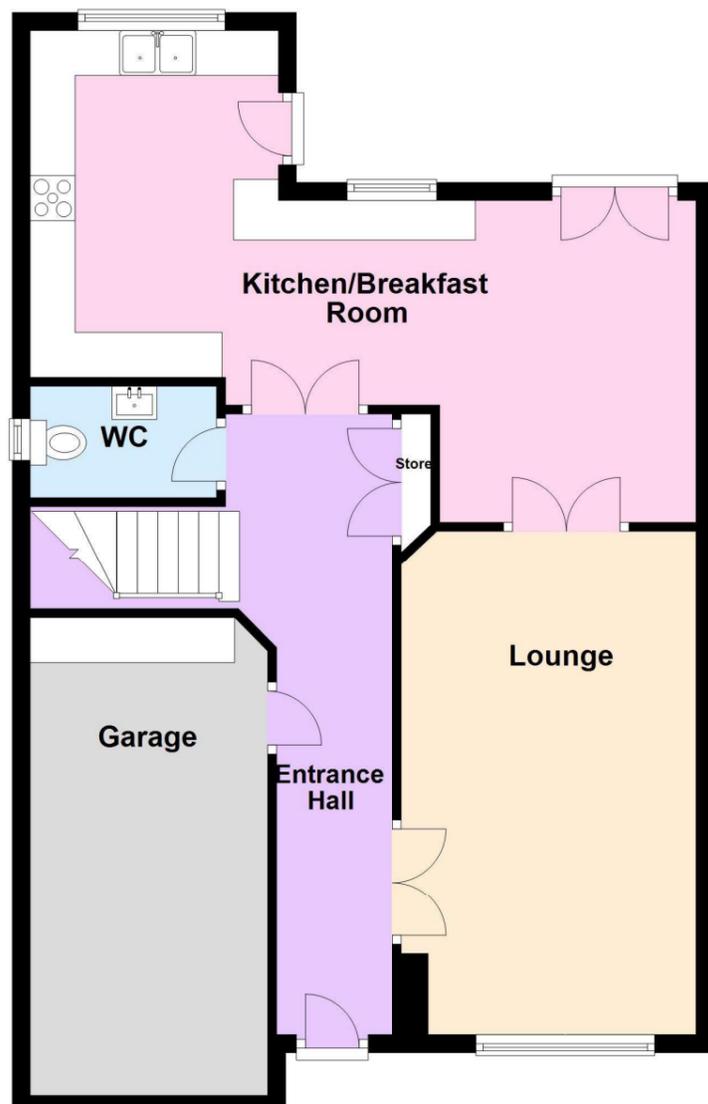


- Modern detached family home
- Cul de sac location
- Four bedrooms and three bathrooms
- Totally remodelled
- Nest controlled heating system
- Fabulous kitchen/diner
- Impressive lounge
- Close to amenities and motorway network

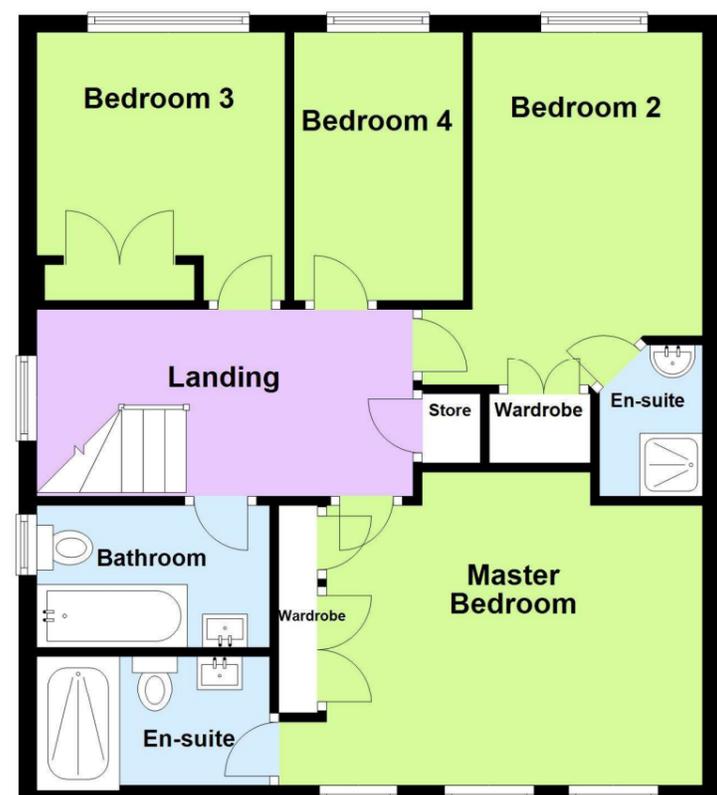
Disclaimer

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. 140.8 sq. metres (1515.2 sq. feet)

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