

Wellcroft Gardens, Bramley,
Rotterdam, South Yorkshire, S66
Freehold

Asking Price: £330,000



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OUTSTANDING THROUGHOUT! TOTALLY REMODELLED FAMILY HOME, LARGE ENCLOSED GARDEN, FOUR BEDROOMS WITH MASTER EN SUITE!

Within this ever popular and sought after location a quite exceptional modern detached home which has been totally remodelled throughout to create a superb family home with a very high standard of internal appointments. Including central heating and double glazing, fitted open plan kitchen/diner, four bedrooms with the master en suite along with large enclosed rear garden, double drive and integral garage. The location affords easy access to well regarded junior and senior schools including Wickersley School, an array of amenities in Wickersley and Bramley and is a very short drive to the M18/M1 motorway network. Viewing is an absolute must to appreciate the superb standards throughout!

Entrance Hall A welcoming hallway with tiling to the floor, front facing composite entrance door and a radiator. Stairs rise to the first floor landing and doors open to the lounge, kitchen and WC.

WC Fitted with a white suite comprising a low flush WC and a vanity wash hand basin with tiling to splashback height. Having downlights to the ceiling, tiling to the floor and extractor fan.

Lounge 5.20 x 3.25. (The first measurement is taken into the bay window) Having a modern wall mounted electric fire, wood effect laminate flooring, front facing UPVC double glazed bay window and two radiators. Double glass panelled doors open to the dining area.

Dining Area 2.94 x 2.76. There is tiling to the floor, rear facing UPVC double glazed French doors and a radiator. The room is open plan to the kitchen.

Breakfast Kitchen 4.54 x 3.42. (The latter measurement reduces to 2.83) A well equipped kitchen that is fitted with an attractive range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with extendable mixer tap. There is an integrated five ring gas hob with extractor hood over, built in electric oven and microwave, wine cooler, plumbing for a washing machine along with space for a fridge freezer. Having tiling to the floor, rear and side facing UPVC double glazed windows, radiator and a rear facing double glazed entrance door. A door opens to the garage.

Landing Having loft access, storage cupboard and a radiator. Doors open to the bedrooms and bathroom.

Master Bedroom 3.85 x 3.64. (The first measurement is taken to the fitted wardrobes with the latter measurement taken into the bay and reducing to 2.83) Fitted with a range of mirror fronted wardrobes, radiator and a front facing UPVC double glazed bay window. A door opens to the en-suite shower room.

En-Suite Shower Room 2.42 x 1.38. Fitted with a white suite comprising a shower cubicle with Monsoon head, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, side facing UPVC double glazed window, extractor fan and a heated chrome towel rail.

Bedroom 2 3.67 x 2.59. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

Bedroom 3 2.99 x 2.93. Having a built in wardrobe, rear facing UPVC double glazed window and a radiator.

Bedroom 4 3.11 x 2.53. (The first measurement is the maximum measurement with the latter measurement reducing to 1.60) There is a built in wardrobe, rear facing UPVC double glazed window and a radiator.

Bathroom 2.18 x 1.86. A well appointed room that is fitted with a white suite comprising a panelled bath, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

Outside At the front off road parking is provided by a driveway that in turn leads to the garage. The front garden is pebbled and a pathway with gated access leads to the rear. The rear garden is of a generous size and is mainly laid to lawn with raised shrub boxes and a flagged seating area set beneath a Pergola.

Garage Up and over door, power and lighting.

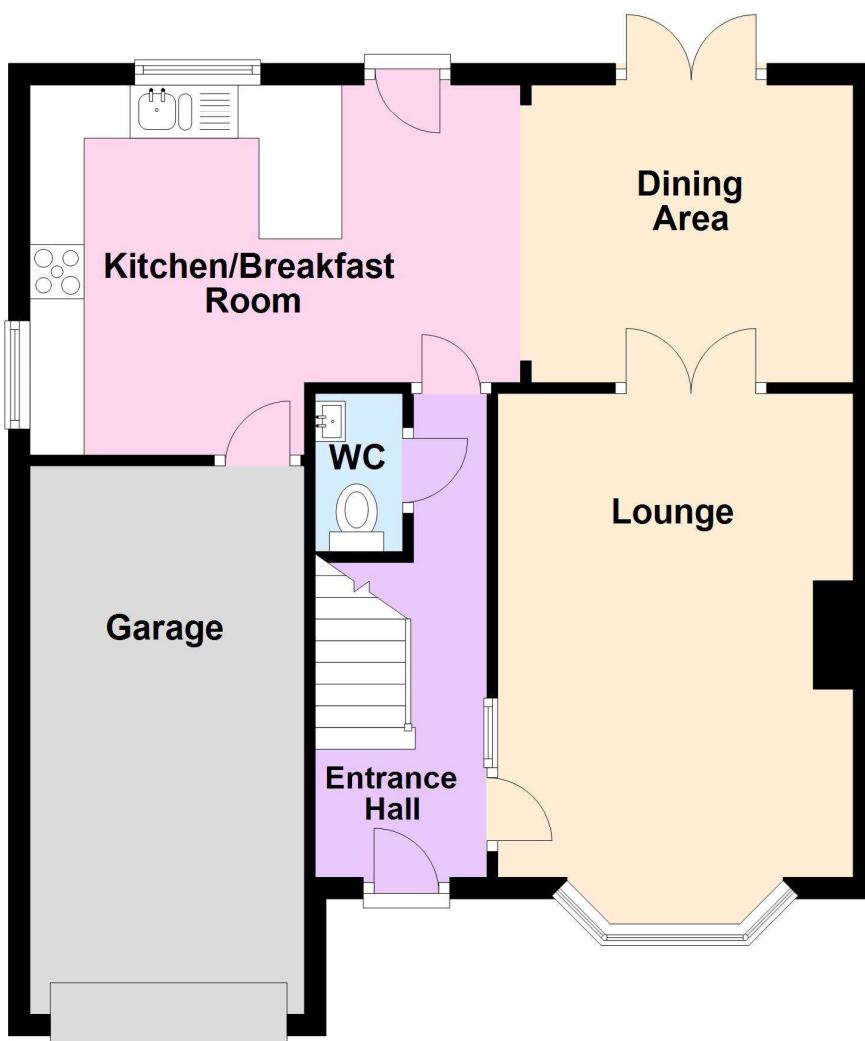


- Four bedroom detached family home
- Cul de sac position
- Master bedroom with en-suite
- Open plan Breakfast kitchen
- Sought after location
- Ideally placed for local amenities
- Driveway and garage
- Viewing is highly recommended!

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. 115.8 sq. metres (1246.3 sq. feet)

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