



# Hutton Bank, Bramley, Rotherham, S66

## LOCATION, SIZE AND SPLENDEUR, IMMACULATE EXTENDED FAMILY HOME, CUL DE SAC CORNER PLOT, AN ABSOLUTE MUST VIEW!

A quite outstanding and immaculately equipped and presented detached family home occupying a corner position within this sought after cul de sac location. Extended to the rear with a superb open plan family room with lantern roof adjoining the magnificent open plan dining kitchen with central island, quartz tops and an array of integrated appliances. The ground floor accommodation is completed by the entrance hall with cloakroom/wc, bay windowed lounge, utility room and playroom which forms part of the original double garage. To the first floor are four bedrooms with master en suite and family bathroom with white suite. Enclosed gardens to the rear with patio and decking are complimented by lawns to the front and wide drive providing parking. Close to an array of local amenities including well regarded junior and senior schools including Wickersley School, shopping and both the M18 and M1 motorways making this an ideally placed exceptional family home.

**Entrance Hall** With part double glazed front door, Karndean floor, under stairs cloaks cupboard and stairs rising to the first floor.

**Cloakroom/WC** With wc and wash basin in white, side window and half panelled to walls.

**Lounge** 3.82 x 3.44. (Maximum measurements to bay)

A comfortable living room with front bay window.

**Dining Kitchen** 7.88 x 6.25. A huge open plan dining kitchen with an extensive range of shaker style units in contrasting shade with quartz tops, inset double bowl Belfast sink with mixer tap and fully tiled floor. The focal point of the room is the central island with storage beneath, quartz top, breakfast bar and induction hob with extractor. Further appliances include two electric ovens and integrated dishwasher. Downlights to ceiling, side window and double glazed French doors to the rear.

**Family Room** 4.57 x 2.80. A beautiful room with lantern roof and which forms the rear extension. The family room is open plan to the kitchen/diner providing a vast overall living area. With downlights to ceiling, feature tv wall with inset living flame log effect electric fire and full height picture windows with adjacent bi-folds overlooking the rear gardens.

**Utility Room** 2.95 x 1.84. With double glazed external door, plumbing for washer, Karndean floor and double door cylinder/cloaks cupboard. Gloss finish units with granite top and inset stainless steel sink with mixer tap.

**Playroom** 5.19 x 3.17. (Maximum measurements)

A versatile room forming the majority of the garage conversion which has double glazed external door, electric under floor heating, fully tiled floor, downlights and cupboard housing the gas boiler.(Nest heating application)

**First Floor Landing** With front window.

**Master Bedroom** 4.42 x 3.24. (Minimum measurements excluding bay) With feature panelled bed wall and front bay window.

**Dressing Room** 2.14 x 2.06. With sliding door wardrobes either side and access to the en suite.

**En Suite Shower Room** 2.21 x 1.56. With wc and wash basin with vanity below and mirror above. Corner shower enclosure with monsoon shower head and separate hand attachment, fully tiled floor and walls, downlights to ceiling and towel rail/radiator.

**Bedroom Two** 3.33 x 2.93. With front window.

**Bedroom Three** 3.83 x 2.83. With rear window.

**Bedroom Four** 3.83 x 2.67. With rear window.

**Family Bathroom** 2.46 x 1.98. With white suite comprising wc, wash basin with vanity below and bath with over bath shower and glass screen. Side window, towel rail/radiator, extractor fan, downlights and majority wall tiling.

**Outside** To the rear are fenced lawned gardens with stone paved patio, decking and outside lighting. There are further narrow lawned areas directly to the rear of the garage with paved path and outside tap. The path continues to the side of the garage with gated access to the front of the house. To the front are lawned gardens, outside lighting and power, paved entrance path and canopy over the front entrance. A wide 'side by side' driveway provides parking and access to the garage.

**Double Garage/Store** The majority of the garage is converted to the playroom however at the front the entry doors remain and provide access to an ample storage area.



- Superb detached family home
- Four bedrooms with master en suite
- Family room extension with lantern roof
- Open plan kitchen diner with island
- Central heating and double glazing
- Gardens front and rear
- Converted double garage with ample storage

### 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.



Total area: approx. 184.9 sq. metres (1990.1 sq. feet)

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