

Freehold

Asking Price: £270,000

Gaunt Road, Bramley, Rotherham,  
South Yorkshire, S66



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# Gaunt Road, Bramley, Rotherham, South Yorkshire, S66

## JUST WHAT YOU'VE BEEN SEARCHING FOR! A BEAUTIFULLY APPOINTED THREE BEDROOM, EXTENDED, DETACHED HOME IN A PRIME LOCATION!

Stop and look at this beautifully appointed three bedroom, extended, detached home. The property is located within the sought after area of Bramley and is perfectly placed to access a range of amenities in the village along with being within the catchment for the highly regarded Wickersley Comprehensive School. The accommodation briefly comprises an attractive fitted kitchen, dining room and a well presented lounge, lobby and a ground floor WC. To the first floor is a landing, three bedrooms and a bathroom. Outside, the property occupies a corner position and has low maintenance gardens to the rear. Off road parking is provided by a driveway and the garage has been converted to form a treatment room/studio. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

**Kitchen** 5.40 x 1.91. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated four ring gas hob and double electric oven, space for fridge freezer along with plumbing and housing for a washing machine and dishwasher. Having tiling to splashback height, side and rear facing UPVC double glazed windows and a radiator. In addition there is a front facing UPVC double glazed entrance door along with a door that opens to the dining room.

**Dining Room** 4.27 x 2.83. A well presented room with wood effect laminate flooring, understairs storage cupboard and a radiator. Having a rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a cupboard houses the central heating boiler. Double glass panelled doors open to the lounge.

**Lounge** 4.96 x 3.34. (The first measurement excludes the bay window) A spacious room with a front facing UPVC double glazed bay window, wood effect laminate flooring and a radiator. A door opens to a lobby.

**Lobby** Having a side facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and a door opens to the ground floor WC.

**WC** 1.55 x 0.97. Fitted with a white suite comprising a low flush WC, wash hand basin, tiling to the floor and a front facing UPVC double glazed window.

**Landing** Having coving to the ceiling and a side facing UPVC double glazed window. There is access to the loft along with doors opening to the bedrooms and bathroom.

**Bedroom 1** 3.88 x 2.43. Fitted with a range of mirror fronted wardrobes, front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.26 x 2.64. Rear facing UPVC double glazed window and radiator.

**Bedroom 3** 2.86 x 1.77. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

**Bathroom** 2.35 x 1.57. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling, side facing UPVC double glazed window and a heated chrome towel rail.

**Outside** The property occupies a corner position and has a pebbled forecourt with path and gated access to the rear. The rear garden is well appointed and comprises a flagged patio with steps rising to an artificial lawn making the rear garden low maintenance. There is a service door to the former garage that has been converted to a treatment room/studio offering a variety of uses.

**Treatment Room/Studio** 2.53 x 2.38. Having a tiled floor and spotlights to the ceiling. A door opens to a useful storage space. The front of the former garage remains as an additional storage space with an up and over door.

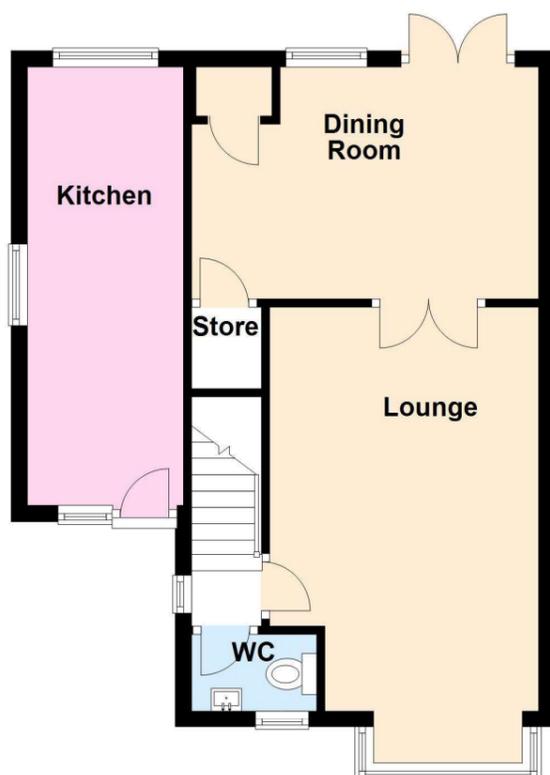
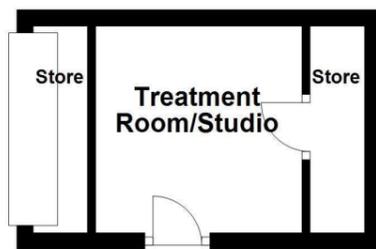


- Extended three bedroom detached home
- Attractively presented
- Sought after location
- Driveway
- Converted garage to treatment room/studio
- Low maintenance gardens
- Perfectly placed for a range of amenities
- Catchment for Wickersley Comprehensive
- Viewing is highly recommended!

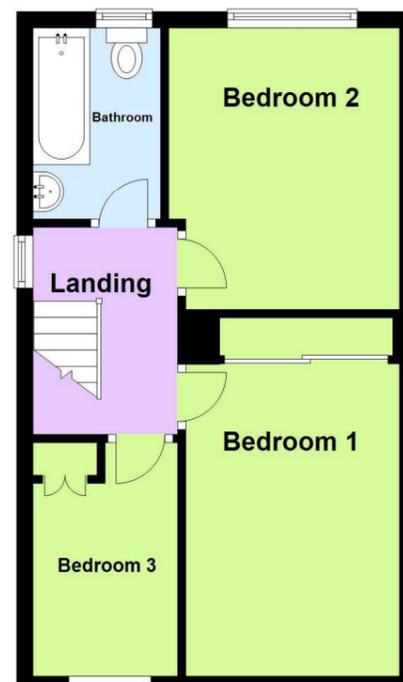
### Disclaimer

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. 91.5 sq. metres (984.7 sq. feet)

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