

Freehold

Asking Price: £325,000

Temple Crescent, Bramley,  
Rotherham, South Yorkshire, S66



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# Temple Crescent, Bramley, Rotherham, South Yorkshire, S66

## BEAUTIFUL DETACHED FAMILY HOME, VERY WELL APPOINTED THROUGHOUT, SOUTH FACING REAR GARDEN, FOUR BEDROOMS, CONSERVATORY AND MUCH MORE!

Within this ever popular and sought after location an extremely well appointed four bedroom detached family home with south facing gardens at the rear and ample parking and garage to the front. With central heating, double glazing, security alarm and cctv this beautiful home offers accommodation in excess of 1300 square feet and modern comforts throughout. Entrance porch, entrance hall, cloakroom/wc, kitchen, lounge diner and conservatory to the ground floor with four first floor bedrooms and bathroom. Within easy reach of local shopping amenities, nearby Wickersley, woodland walks and the motorway network making this an ideally placed home where viewing is an absolute must!

**Entrance Porch** With composite double glazed front door and laminate floor.

**Entrance Hall** With double glazed door (to porch), understairs storage and stairs rising to the first floor.

**Cloakroom/WC** 2.47 x 0.95. With wc, wash basin with vanity beneath, side window and laminate floor.

**Kitchen** 4.53 x 2.45. A lovely fitted kitchen with a range of shaker style units with wood veneer effect worktops, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Front window, double glazed external door to the side, integrated dishwasher and free standing gas range cooker with extractor hood over. Ceiling spotlights.

**Lounge/Dining Room** 6.92 x 3.33. The focal point is the marble fire surround with marble inlay and hearth and inset electric fire. Laminate floor, double glazed French doors to the rear garden and further double glazed French doors leading to the conservatory.

**Conservatory** 3.97 x 3.43. A solid roof double glazed conservatory with laminate floor, air conditioning unit and double glazed French doors opening to the rear gardens.

**First Floor Landing** With access to the loft.

**Bedroom One** 3.74 x 3.37. With rear window.

**Bedroom Two** 3.32 x 3.09. With rear window.

**Bedroom Three** 3.33 x 2.39. With front window and walk in wardrobe.

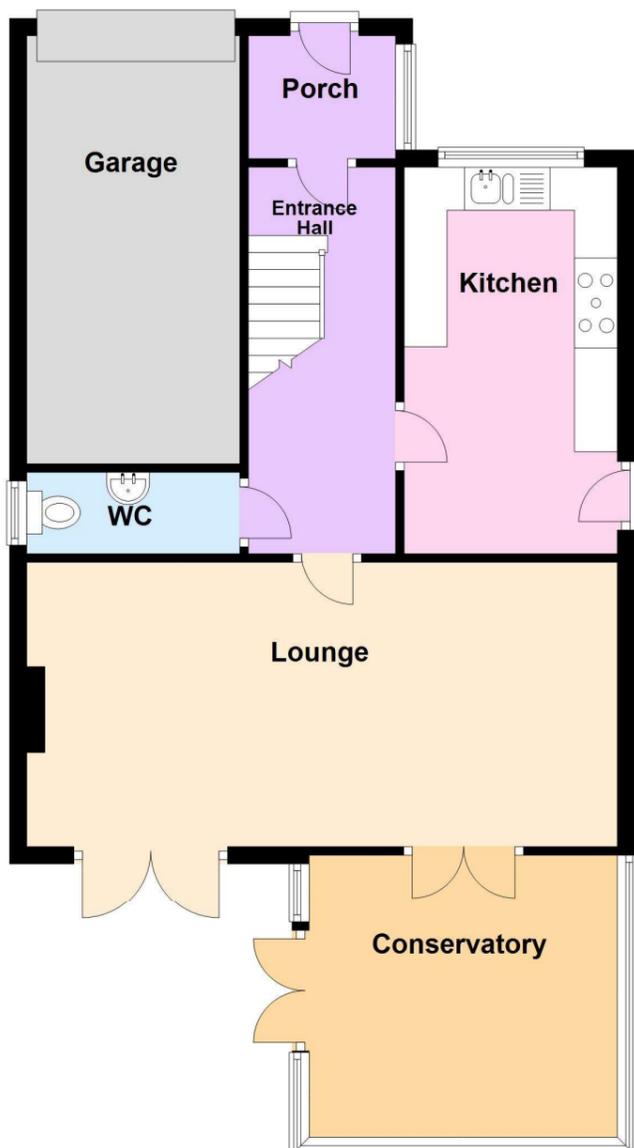
**Bedroom Four** 4.71 x 2.52. With front window.

**Bathroom** 2.39 x 1.96. With white suite comprising wc, wash basin with drawers beneath and bath with monsoon head shower, glass screen and separate hand attachment. Side window, towel rail/radiator, panelled ceiling with spotlights and fully tiled floor and walls.

**Outside** To the rear of the house are enclosed lawned gardens with paved patio and to the side gated paths either side one having outside tap. To the front is a fully block paved drive/forecourt which provides off road parking and access to the garage.

**Garage** 5.15 x 2.52. With up and over entry door, light and power.

### Ground Floor



- Detached Family home
- Sought after location
- Four bedrooms
- Central heating and double glazing
- Conservatory
- South facing rear garden
- Drive and garage

### 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.

### First Floor

