

Freehold

Asking Price: £340,000

Westminster Close, Bramley,
Rotherham, South Yorkshire, S66



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IMMACULATE THROUGHOUT, SOUTH FACING REAR GARDEN, FOUR BEDROOMS AND TWO BATHROOMS, QUALITY CUL DE SAC LOCATION, DRIVE AND GARAGE.

Upon this ever sought after development an extremely well appointed four bedroom modern detached family home which offers accommodation of generous size within such a convenient location. Including gas central heating and double glazing to window and external doors this beautiful home also has lovely south facing lawned gardens with views to the rear and wide drive and integral garage to the front. Entrance hall, cloakroom/wc, lounge, separate dining room and superb fitted kitchen to the ground floor with four first floor bedrooms including master en suite and separate family shower room. With catchment for nearby well regarded schools and easy access to local shopping amenities, the M18/M1 and open countryside. An absolute must view!

Entrance Hall With composite double glazed front entrance door, LVT flooring, two cloaks cupboards, access door to garage and stairs rising to the first floor.

Cloakroom/WC 1.64 x 1.00. With wc and wash basin in white, side window, towel rail/radiator, LVT flooring and partial wall tiling.

Lounge 4.91 x 3.84. (Maximum measurements)

With French doors set to a rear square bay area and focal fire surround with marble hearth and inset feature electric stove.

Dining Room 3.34 x 2.62. With two front windows.

Kitchen 4.04 x 2.88. An immaculately appointed kitchen with a range of gloss finish units with worktops and upstands and one and a half bowl sink with mixer tap. Rear window, double glazed rear entrance door, LVT flooring and spotlights to ceiling. There are an array of integrated appliances comprising dishwasher, washing machine, fridge freezer, induction hob with extractor and double electric oven.

First Floor Landing With loft access and airing cupboard.

Master Bedroom 3.81 x 3.13. With two front windows and triple door wardrobe.

En Suite Shower Room 2.26 x 1.94. With wc, wash basin with vanity beneath and mirror over and walk in shower area with thermostatic shower. Front window, towel rail/radiator, extractor fan, shaver point, LVT flooring and aqua panelling to walls.

Bedroom Two 3.32 x 2.38. With rear window and double door wardrobe.

Bedroom Three 3.28 x 2.38. (Measurements excluding door recess)

With rear window and double door wardrobe.

Bedroom Four 2.41 x 1.89. With rear window.

Bathroom 2.62 x 1.60. With white suite comprising wc, wash basin with mirrored cabinet over and shower enclosure with thermostatic shower. Side window, towel rail/radiator, extractor fan and tiling and aqua panelling to walls.

Outside To the rear of the house are delightful enclosed lawned gardens with southerly aspect and views. There is a stone paved patio, a variety of flowering shrubs, outside tap, power and garden shed. To the right hand side of the house is a gated paved path with a pebbled path to the opposite side which is screened from the rear garden. To the front are decorative slate gardens with adjacent wide drive providing off road parking and access to the garage.

Garage 5.55 x 2.41. An integral single garage with up and over entry door, light, power, gas boiler and access door back to the entrance hall.

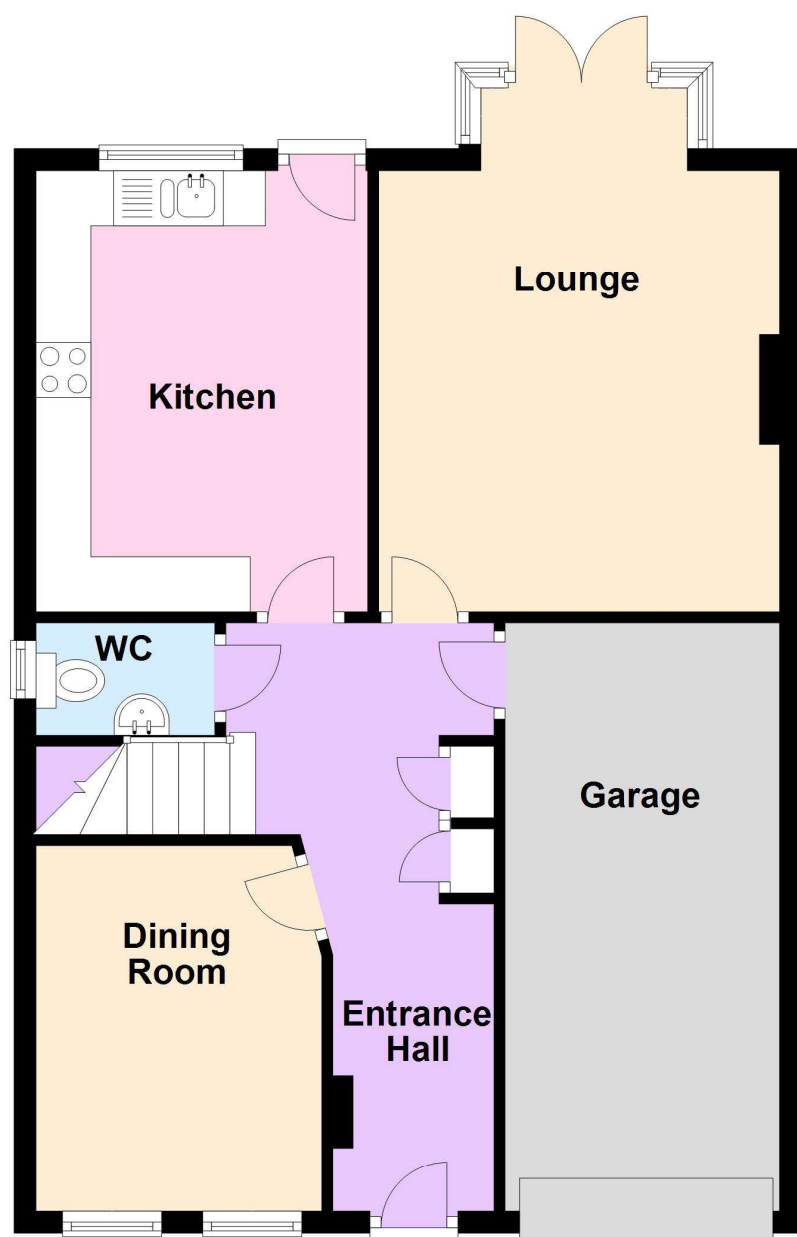


- Modern detached family home
- Superbly equipped throughout
- Four bedrooms including master en suite
- Two reception rooms
- Fabulous fitted kitchen
- South facing rear garden with views
- Close to open countryside, shopping and M18/M1

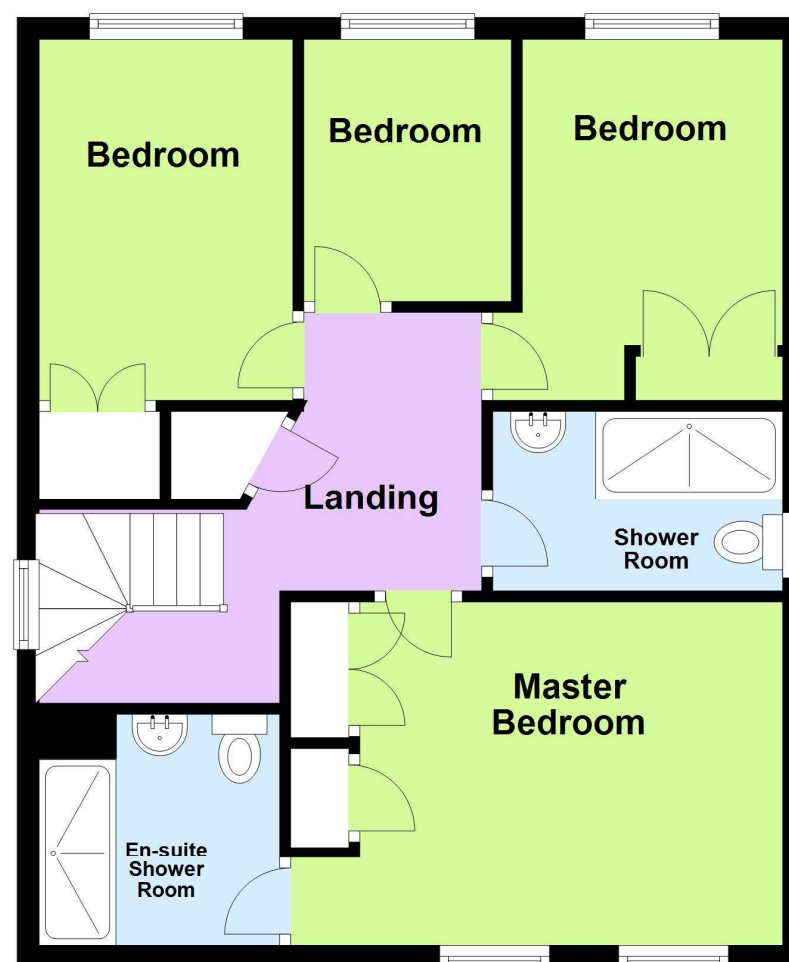
Disclaimer

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



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