

Freehold

Asking Price: £250,000

Broom Road, Broom, Rotherham, S60



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EXCEPTIONAL THROUGHOUT! LARGE DORMER BUNGALOW, ACCOMMODATION OVER THREE LEVELS, OVER 1500 SQUARE FEET, THREE BEDROOMS AND TWO BATHROOMS, TOP FLOOR MASTER SUITE DRIVE, GARAGE AND GARDEN.

An absolutely outstanding semi detached dormer bungalow which offers immaculately presented and versatile accommodation in excess of 1500 square feet arranged over three floors. Including gas central heating and double glazing to windows and external doors, enclosed rear garden with south westerly aspect and ample off road parking to the front with detached garage. Entrance hall, lounge, two bedrooms and shower room to the ground floor with fabulous dining kitchen, cloakroom/wc and cellar/store to the lower ground floor. The top floor suite includes second lounge, master bedroom and separate bathroom. The frontage of the property belies the actual size and we would urge inspection to appreciate the size and quality of the accommodation on offer. An absolute must view!

Entrance Hall With composite front entrance door and stairs up and down to the top floor and lower ground floor respectively.

Lounge 4.73 x 3.63. (Measurements excluding bay) With front square bay window, side window also and focal limestone fireplace with open flame gas fire.

Ground Floor Bedroom Two 4.16 x 3.29. With side window and downlights to ceiling.

Ground Floor Bedroom Three 4.24 x 2.49. With two rear windows, downlights to ceiling, mirror door wardrobes, shelved storage cupboard and cupboard housing the combination gas boiler.

Ground Floor Shower Room 3.25 x 1.19. With wc, wash basin and shower enclosure with monsoon shower head and separate hand attachment. Downlights to ceiling, rear window and fully tiled floor and walls.

Lower Ground Floor Lobby

Cloakroom/WC 2.33 x 1.55. (Maximum measurements) With wc and wash basin in white, rear window, tiled floor and painted wood panelling to half wall height. Tiled splash to the wash basin, cloaks cupboard and downlights to ceiling.

Dining Kitchen 6.30 x 4.03. A superb split level room of excellent size with an extensive range of cream gloss finish units with granite tops with data port and upstands, oak breakfast bar and sink with mixer tap. There are an array of integrated appliances including five ring gas hob with splash back and extractor, double electric ovens, dishwasher and washing machine. Side entrance door, side window, rear window and French doors opening to the rear garden. Downlights to ceiling, fully tiled floor and focal fire surround with pebbled effect open flame gas fire.

Store Area/Cellar With access from the kitchen and having light, power and side window.

Top Floor Lounge 4.23 x 4.12. With oak laminate floor, side window and downlights to ceiling.

Master Bedroom 4.23 x 3.37. (Maximum measurements) With side Velux window and side window to the opposite side.

Master Bathroom 4.11 x 2.31. A large and very well appointed bathroom with suite comprising wc, wash basin with drawers beneath and sunken jacuzzi bath with mixer shower. Dormer and Velux windows to opposite sides, downlights to ceiling, extractor fan and fully tiled floor with partial to walls.

Outside To the rear of the property are walled lawned gardens with covered outdoor sitting/entertaining area, outside power and tap. The rear garden has a sunny south westerly aspect. To the side is a gated path paved area with garden shed and to the front a block paved forecourt providing ample off road parking and access to the garage.

Detached Garage A detached brick garage with up and over entry door.



- Superb dormer bungalow
- Extensive accommodation over three levels
- Three bedrooms and two bathrooms
- Off road parking and garage
- Close to amenities and 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.



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