

Freehold

Asking Price: £560,000

High Street, Braithwell, Rotherham,
South Yorkshire, S66



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BEAUTIFUL NEW BUILD HOME, FABULOUS CENTRE OF VILLAGE LOCATION, ULTRA HIGH SPEC THROUGHOUT, FOUR BEDROOMS AND THREE BATHROOMS, UNDERFLOOR HEATING, DRIVE AND DOUBLE GARAGE!

A quite outstanding recently constructed detached residence within this ever sought after village location. Occupying a somewhat secluded location with gated driveway approach this stunning home has a remarkable standard of interior fittings including bespoke kitchen and bathrooms, security camera and alarm systems, under floor heating to ground floor, oak internal doors and conservation style double glazed windows throughout. The exceptional accommodation comprises entrance hall, cloakroom/wc, family dining kitchen with island, bifolds and an array of appliances, utility and lounge to the ground floor with four first floor double bedrooms, two of which are en suite with walk in wardrobe to the master bedroom and separate family bathroom. Outside is a lovely enclosed stone paved courtyard garden, extensive drive and double integral garage with automated door. This magnificent home is an absolute must view!

Entrance Hall With composite front door, wood effect tiled floor, downlights to ceiling, understairs storage and stairs rising to the first floor.

Cloakroom/WC 1.50 x 0.90. With wc and wash basin with vanity beneath in grey. Wood effect tiled floor, partial to walls, painted wood wall panelling and sensor lighting on entry.

Family Dining Kitchen 6.96 x 6.56. (Maximum measurements) A large and versatile 'L' shaped open plan room combining family, dining and kitchen areas all in one. The bespoke contemporary fitted kitchen comprises an extensive range of shaker style units in contrasting shades with quartz worktops and upstands, Belfast sink with instant hot water tap, recycling cupboard and sliding larder units. The floor is fully tiled and there are downlights to the ceiling. The focal point of the kitchen is the island unit with quartz top, self extracting induction hob, breakfast bar and base storage cupboard with spotlights. Further appliances by AEG include dishwasher, full height fridge and freezers, wine cooler cabinet, electric oven and microwave. There is a front window and bi-fold doors to the side providing ample natural light and access to the courtyard.

Utility Room 2.83 x 1.50. With tiled floor and a range of wall and base units with quartz worktops and upstands matching the kitchen. Sensor lighting on entry, plumbing for washer, extractor fan and walk in cloaks cupboard.

Lounge 5.35 x 3.90. A large and comfortable living room with two side windows, downlights to the ceiling and wood effect tiled floor. The focal point of the room is the 'New Forest Electric 1600 fire' by British Fires. The wall is prepped for a TV/media wall.

First Floor Landing With downlights to ceiling, oak balustrade with LED lighting and access via wooden ladder to the loft space.

Master Bedroom Suite 5.41 x 5.03. With hallway entry, downlights to ceiling and two Velux windows to the front.

Walk In Wardrobe 2.09 x 2.08. With downlights to ceiling, hanging and shelving and interior mirror to the door.

En-suite Wet Room 2.22 x 1.97. With suite in white comprising wc, wash basin with drawer beneath and LED/Bluetooth mirror over and shower area with glass screen, monsoon shower head and separate hand attachment. Fully tiled floor and walls, towel rail/radiator, extractor fan and side window.

Bedroom 2 3.82 x 3.51. With side window.

En-Suite Shower Room 2.83 x 1.78. With suite in white comprising wc, circular wash basin set to a table with drawer and shelf beneath and LED/Bluetooth mirror over. Walk in shower enclosure with glass screen, monsoon shower head and separate hand attachment, fully tiled floor and half to walls, rear window, towel rail/radiator, extractor fan and downlights to ceiling.

Bedroom 3 4.78 x 3.01. (Maximum measurements)

With two front windows and views towards the village.

Bedroom 4 4.38 x 2.67. With side window.

Bathroom With white suite comprising Wc, wash basin with LED/Bluetooth mirror over and drawer beneath, bath with mixer shower and corner shower enclosure with monsoon shower head and separate hand attachment. Front window, towel rail/radiator, fully tiled floor with half to walls, extractor fan and downlights to ceiling.

Outside The property is approached via a ranch gate into a wide driveway which provides ample off road parking and access to the garage. There is a south facing courtyard garden to the side with stone paving and oak and stone bench seat, external lighting, tap and power.

Double Garage 6.19 x 5.41. With automated entry door, light, power, Worcester boiler and unvented cylinder.

Note CENTRAL HEATING, CAMERA AND ALARM ARE APP CONTROLLED.

THE TV WALL IS PRE-WIRED FOR TV AND ENTERTAINMENT SYSTEM AND BEDROOMS PRE-WIRED FOR TV.



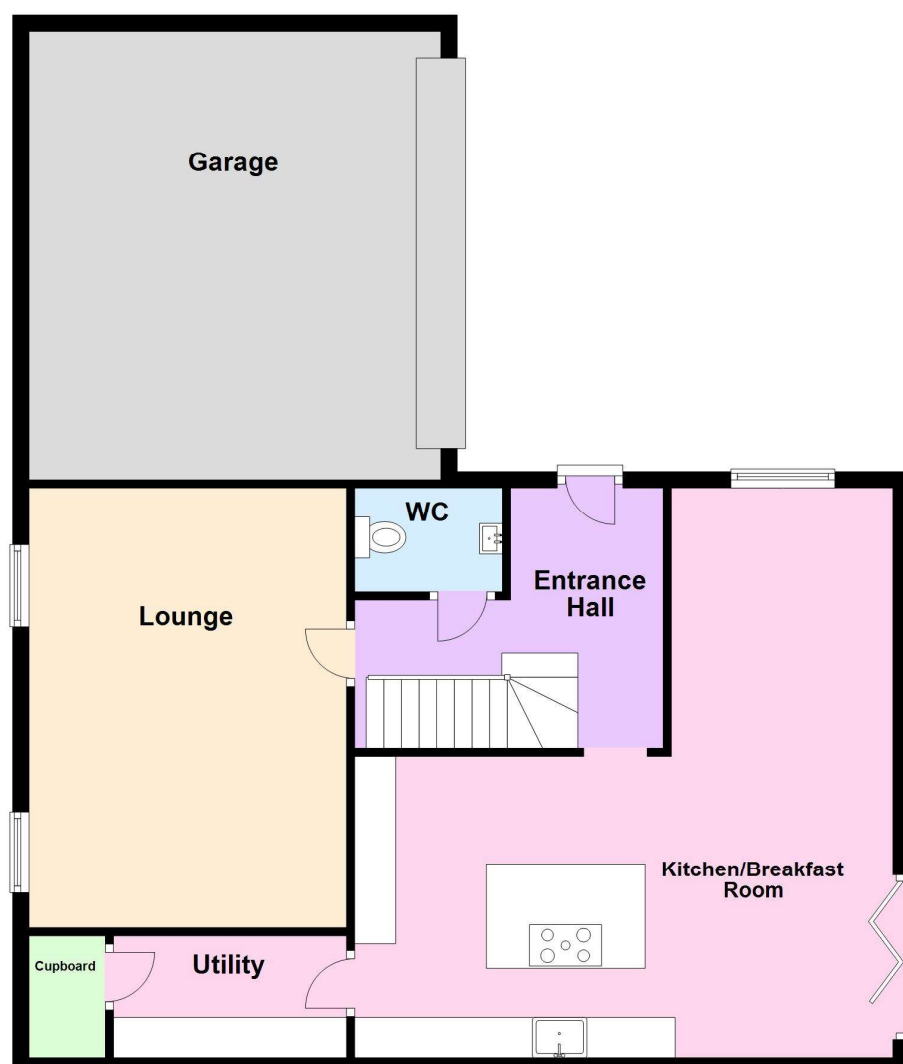
- Magnificent brand new detached home
- Secluded centre of village location
- Four bedrooms and three bathroom
- Family dining kitchen with island and bifolds
- Underfloor heating
- Sun trap courtyard garden
- Drive and double garage

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.

Ground Floor

Approx. 101.3 sq. metres (1090.2 sq. feet)



First Floor

Approx. 101.2 sq. metres (1089.2 sq. feet)



Total area: approx. 202.5 sq. metres (2179.4 sq. feet)

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