

Asking Price: £230,000

Fairfield Close, Bramley, Rotherham,
South Yorkshire, S66



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SUPERBLY PRESENTED! MODERN DETACHED HOME, FIRST TIMERS OR FAMILIES, CUL DE SAC LOCATION, THREE BEDROOMS, GARDENS, DRIVE AND GARAGE.

Within this ever popular cul de sac location a very well appointed modern detached home which will be of interest to both first timers and families alike. Including gas central heating and double glazing, beautiful dining kitchen and bathroom this lovely home has attractive enclosed rear garden, drive and converted garage. Entrance lobby, lounge, dining kitchen and rear porch to the ground floor with three first floor bedrooms and bathroom. Close to local shopping amenities, well regarded junior and senior schools and the M18/M1 making this an ideally placed home. An absolute must view!

Entrance Lobby With double glazed front door, side window and cloaks cupboard.

Lounge 4.70 x 3.31. (Minimum measurements excluding staircase)
With front window, laminate floor, feature pebbled effect electric fire and stairs rising to the first floor.

Dining Kitchen 4.19 x 3.31. With a range of shaker style fitted units with marble effect roll edge worktops, stainless steel sink with mixer tap and tiling to the sink and worktop area. Understairs storage, rear window and cooking appliances of electric hob with extractor and electric oven.

Rear Porch With double glazed rear entrance door and plumbing for washer.

First Floor Landing With side window and access to the loft which is majority boarded.

Bedroom One 4.20 x 2.67. (Minimum measurements excluding door recess but maximum width))
With front and side windows, built in store cupboard and overstairs storage housing the gas boiler.

Bedroom Two 2.88 x 2.13. With rear window.

Bedroom Three 2.03 x 2.00. With rear window.

Bathroom 2.12 x 1.77. With well appointed suite comprising wc, wash basin with vanity unit beneath and bath with shower and screen. Side window, towel rail/radiator tiled floor and majority to walls.

Outside Attractive enclosed lawned garden to the rear with paved patio area, decking, decorative slate borders, outside tap, lighting and power. To the front is a decorative iron fence with lawned area and adjacent long drive providing off road parking and access to the garage.

Garage 2.85 x 1.48. Forming a store area at the front of the garage with up and over entry door.

Garden Room 2.85 x 4.13. Forming the remainder of the garage with external door to the side, bar area, power and downlights to the ceiling.



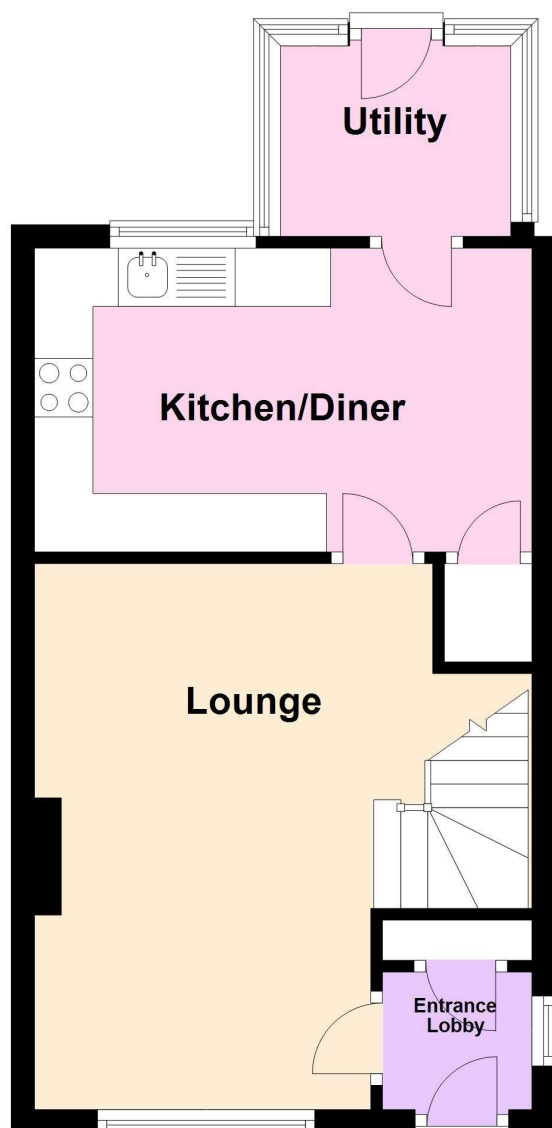
- Beautiful detached home
- Extremely well appointed throughout
- Three bedrooms
- Fitted shaker dining kitchen
- Attractive rear gardens
- Drive and converted garage
- Close to amenities and M18/M1

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.

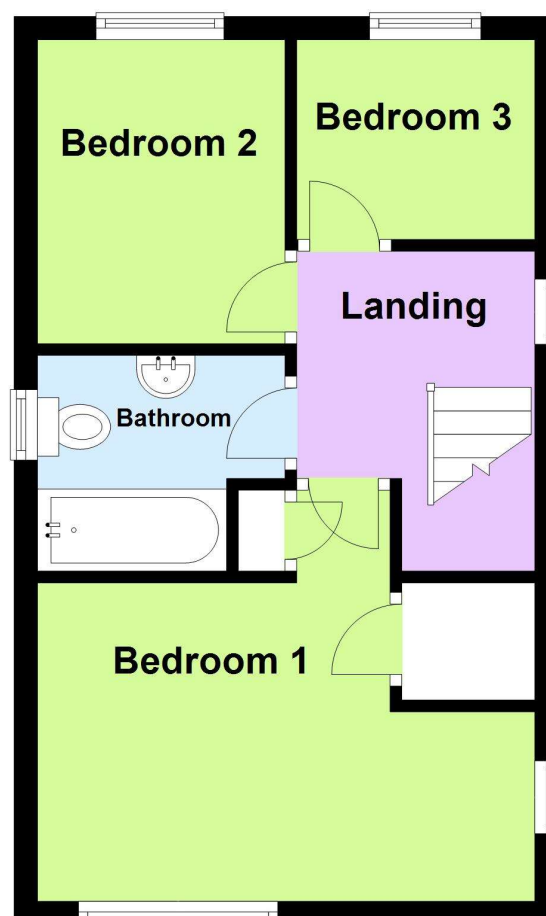
Ground Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.3 sq. feet)



Total area: approx. 65.8 sq. metres (708.5 sq. feet)

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