

HUNTERS[®]

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Cygnets Close

Brampton Bierlow, S63 6EY

Asking Price £220,000



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Entrance Hall

Via a white uPVC front door this leads into the room entrance hall with staircase rising to first floor, wall mounted radiator, wooden flooring and doors leading to the downstairs WC, kitchen/diner and living room.

Downstairs WC

5'3" x 3'7" (1.60m" x 1.09m")

A handy addition to any household, this beautifully presented newly refurbished WC comprises of fully tiled walls for easy clean, uPVC frosted window to the front, low flush WC and wash hand basin with under storage, new decorative lighting and heated towel rail.

Kitchen / Diner

11'10" x 8'10" (3.61m" x 2.69m")

Step inside this modern and well designed kitchen / diner having an array of high gloss wall and base units providing storage, contrasting wood effect work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven and gas hob with extractor fan over, dish washer as well as washing machine and integrated fridge freezer giving you everything you could ever need, tiled floor with splash back tiles to walls, uPVC window and door to rear, wall mounted radiator and further door giving access to spacious storage cupboard which also houses the combi boiler.

Living Room

16'00" x 11'10" (4.88m" x 3.61m")

The bright and airy living room is the perfect place to rest, neutral décor offers a peaceful setting whilst also having a decorative electric fire giving the room not only a focal point but a cosy feel, wall mounted radiator, aerial point in place with uPVC window to

front and uPVC French door to the rear fill the room with natural light and give access to the conservatory.

Conservatory

10'06" x 8'05" (3.20m" x 2.57m")

Adding extra wow factor to this already beautiful home is the conservatory, a great space to entertain family and friends all year round, uPVC built with windows looking over the stunning rear garden, uPVC French doors give access to the garden and aerial point in place, the real hub of the home.

Landing

Landing having uPVC window to the rear, wall mounted radiator and access to loft hatch, loft is partially boarded ideal for storage, all doors lead to bedrooms and bathroom.

Master Bedroom

12'3" x 11'10" (3.73m" x 3.61m")

Generously sized master bedroom, neutrally decorated with uPVC window to the front, wall mounted radiator and two further doors leading to the en-suite and the best kept secret, the walk in wardrobe, proving that extra storage we all crave, vast amounts of space and spot lights.

En-suite

8'02" narrow to 5'06" x 3'06" (2.49m" narrow to 1.68m" x 1.07m")

Newly done and beautifully presented the en-suite is the place to escape after a long day, comprising of shower unit, low flush WC and wash hand basin with under storage, fully tiled for easy clean, spot lights to ceiling and a heated towel rail complete the room.

Bedroom Two

12'03" x 8'10" (3.73m" x 2.69m")

Further spacious double bedroom, plenty of space to add furniture and storage, neutrally decorated with wall mounted radiator and uPVC window to the front.

Bedroom Three / Office

8'02" x 5'07" (2.49m" x 1.70m")

Great office space if you are working from home or roomy single bedroom, with neutral décor, wall mounted radiator and uPVC window to the rear.

Bathroom

6'05" x 5'05" (1.96m" x 1.65m")

The sleek and well designed family bathroom follows the flow of the works done in the en-suite and WC, comprising of low flush WC and wash hand basin with under storage, L shaped bath with shower over and glass screen, fully tiled for easy clean, heated towel rail and uPVC frosted window to the rear.

Exterior

To the front of the property stands a well maintained shared driveway, this leads to a private area at the rear for parking to the residents, two allocated parking spaces come with this property and this

area makes for secure off road parking, via a wrought iron gate to the front is a low maintenance garden space, astro turf is laid adding that kerb appeal, with access to the front entrance.

To the rear is the piece de resistance of the home, the stunning and newly done rear garden is the perfect spot to enjoy your springs, summers and autumns, with paved area leading to astro lawn and stepping up to a decked space with lighting, meaning you can follow the sun and have full days and evenings in this space, added extras to the home is a purpose built bin holder and summer house, ideal home office, gym or bar with power and lighting, fully enclosed with fencing and gate leads to the rear parking spaces.



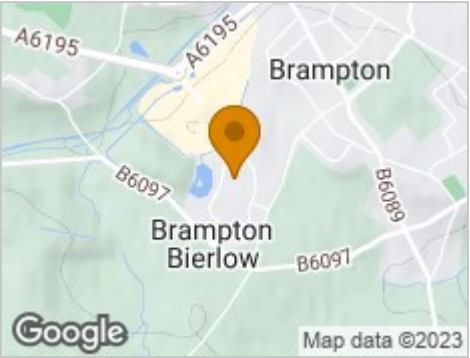
Road Map



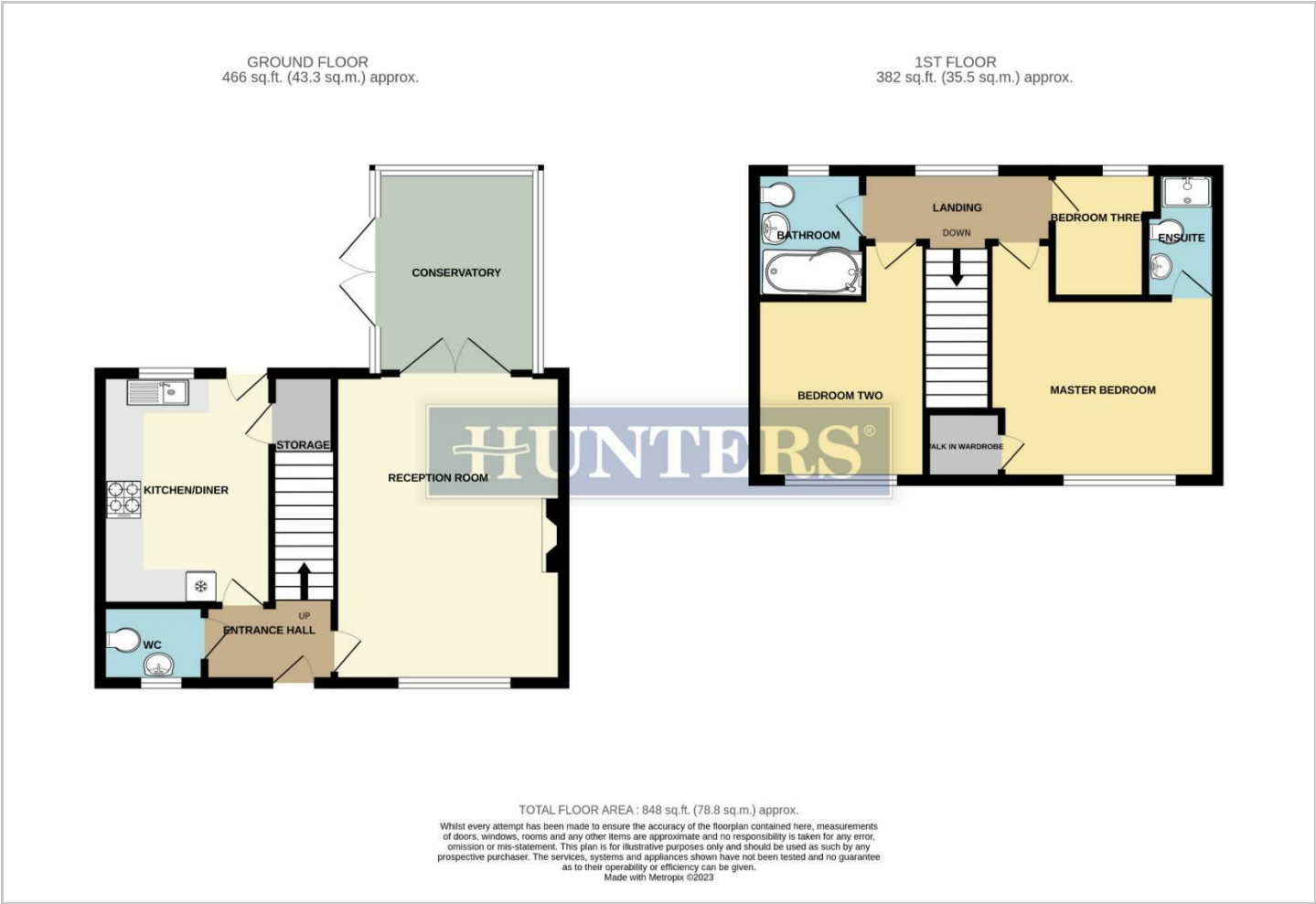
Hybrid Map



Terrain Map



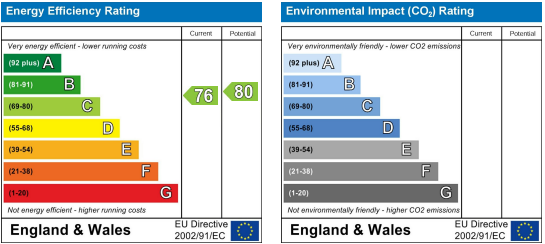
Floor Plan



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.