

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Heron Drive

Brampton Bierlow, Rotherham, S63 6BZ

Guide Price £390,000 - £410,000



- FIVE BEDROOM DETACHED PROPERTY
- OFF ROAD PARKING
- SOUGHT AFTER AREA
- FAMILY BATHROOM WITH TWO ENSUITES AND WC
- EPC RATING: C
- STUNNING DECOR THROUGHOUT
- EXCEPTIONAL ENCLOSED REAR GARDEN
- GOOD COMMUTE LOCATION
- FREEHOLD
- COUNCIL TAX BAND: D

Tel: 01709 894440

# Heron Drive

Brampton Bierlow, Rotherham, S63 6BZ

Guide Price £390,000 - £410,000



\*Guide Price of £390,000 - £410,000\*

Nestled on Heron Drive in the charming area of Brampton Bierlow, Rotherham, this exquisite five-bedroom family home is a true gem that epitomises modern living. Upon entering, you are welcomed by an extensive porch and entrance hallway with double wooden sliding door leading into the open-plan kitchen and dining area, designed to impress with its luxurious quartz worktops with integrated appliances and a bespoke dining table create an ideal space for both everyday family life and entertaining guests.

The spacious living room flows effortlessly into a bright conservatory at the rear, offering a serene retreat to unwind while enjoying picturesque views of the beautifully landscaped garden. On the ground floor, a generously sized double bedroom/reception room with a stylish en-suite shower room is perfect for guests or multigenerational living.

Venture upstairs to discover four additional spacious bedrooms, including a master suite that features its own private en-suite bathroom. Each bedroom is thoughtfully designed with built-in storage, ensuring comfort and privacy for every family member.

Outside, the property boasts a double driveway providing ample off-road parking. The rear garden is a true highlight, featuring three distinct seating areas that are perfect for outdoor dining, lounging, or hosting gatherings. The fully functioning outdoor bar, complete with electricity and beer pumps, is an entertainer's dream, especially during the warm summer months.

This remarkable home seamlessly blends style, space, and practicality, offering the best of both indoor and outdoor living. It is a perfect sanctuary for families seeking a modern lifestyle in a delightful setting.

Conveniently located, this home offers an excellent commute and is close to local amenities, making it an ideal choice for families seeking both style and practicality. Heron Drive is not just a house; it is a place where cherished memories are waiting to be made

## ENTRANCE HALL

Stepping through a dark composite front entrance door, leads you into this captivating property. Greeted by a fresh and welcoming porch area with further door leading to the entrance hall providing plenty of room to take off those winter muddy shoes as well as a handy large storage cupboard. Stylish décor with part tile and wooden flooring and carpeted stairs rising to the first floor. Doors leading to the Lounge, Kitchen/Diner, Bedroom Five/Reception Room, Downstairs WC and handy storage cupboard.

## KITCHEN DINING ROOM

The real hub of the home is the kitchen/diner, this really is the place to entertain family and friends. With a modern and well designed kitchen having an array of wall and base units providing storage with quartz work surface over. Comprising of sink, drainer and stainless steel mixer tap, four ring gas hob with worktop downdraft extractor fan, integrated double electric oven and microwave, integrated dishwasher, integrated fridge/freezer with additional integrated freezer, integrated washer and dryer, splash back to walls and inset spot lighting. UPVC window to the front and rear of the property with tile flooring that flows through to the dining area. Bespoke fitted dining table providing the perfect space to sit and enjoy those family meals.

## LOUNGE

Light and airy living room is filled with natural sources of light via uPVC windows and French door giving access to the Conservatory at the rear. Beautifully presented with wooden flooring, wall mounted radiator and aerial point to finish.

## CONSERVATORY

A splendid room, bringing the outdoors in and allowing you to enjoy the garden and the views all year round. Comprises of tile flooring and uPVC French doors leading directly out on to the enclosed garden.

## DOWNSTAIRS WC

Handy addition to any busy household is the downstairs WC, comprising of pedestal wash hand basin, WC and wall mounted radiator with decorative glass panels allowing in light.

## BEDROOM FIVE /RECEPTION ROOM

Here we have what used to be the garage, now being converted into an added bedroom or reception room to the property. This room can be used as you wish. Having carpet flooring, wall mounted radiator and uPVC windows to the front and side. Further door leading to ensuite.

## ENSUITE

The stylish en-suite is perfect to hideaway and relax, comprising of low flush WC, wash hand basin and double shower cubicle. Tile to walls and floor, uPVC frosted window and heated towel rail to finish.

## LANDING

The impressive carpeted landing has a uPVC window to the front with wall mounted radiator and doors leading to all four bedrooms and family Bathroom. Handy storage cupboard to the side with loft access offering additional storage options, being fully boarded having pull down ladder and lighting.

## BEDROOM ONE

The generously sized master bedroom benefits of a built in wardrobe with two storage cupboards to the side, providing that extra storage we all crave. Having splendid décor with carpet flooring, wall mounted radiator, uPVC window to the rear and door to the en-suite.

## ENSUITE

The stylish en-suite is perfect for any busy household, being fully tiled for easy clean with underfloor heating. Comprising of built in low flush WC, floating vanity unit with wash hand basin and walk in shower with shower over and glass screen and uPVC frosted window to the side to finish with extractor fan in place.

## BEDROOM TWO

Further double bedroom comprising of wall mounted radiator, carpet flooring and again with uPVC window overlooking the rear garden. Plenty of space for extra bedroom furniture.

## BEDROOM THREE

Another good-sized double bedroom with carpet flooring, modern decor, wall mounted radiator and uPVC window to the front.

## BEDROOM FOUR

A further well-presented bedroom, currently being used as the office. Comprising uPVC window to the front, carpet flooring and wall mounted radiator.

## BATHROOM

A generously sized family bathroom with three piece suite. Comprising of white bath with shower over and glass screen, low flush WC, white wash hand basin with vanity underneath, heated towel rail, LVT flooring, extractor fan and frosted uPVC window. One of the standout features of this bathroom is the heated mirror, which comes equipped with built-in Bluetooth and integrated lighting, providing a modern twist that elevates the overall experience.

## EXTERIOR

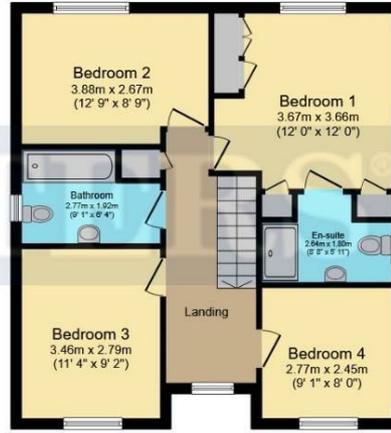
The property boasts a well-maintained front garden, featuring a spacious double driveway that provides ample off-road parking, ensuring convenience for you and your guests. Gated access leads to the rear garden, while a dedicated area for bin storage and a handy shed offers practicality for everyday living. A raised flower bed adds a touch of greenery, enhancing the welcoming entrance.

The rear garden is truly a standout feature of this home, designed with both relaxation and entertaining in mind. It showcases stylish UPVC decking and three distinct seating areas, each elegantly set on grey slabs and surrounded by crisp white pebbles, creating a modern and inviting atmosphere. The raised flower beds throughout the garden add vibrant colour and character, making it a delightful space to enjoy. One of the highlights of this exceptional outdoor area is the freestanding bar, fully equipped with electricity, lighting, and working beer pumps, making it the ideal spot for summer gatherings and celebrations with family and friends. Additional outdoor lighting and power points enhance the functionality of this impressive garden, ensuring it can be enjoyed day and night.

# Floorplan



**Ground Floor**  
 Floor area 89.2 sq.m. (960 sq.ft.)



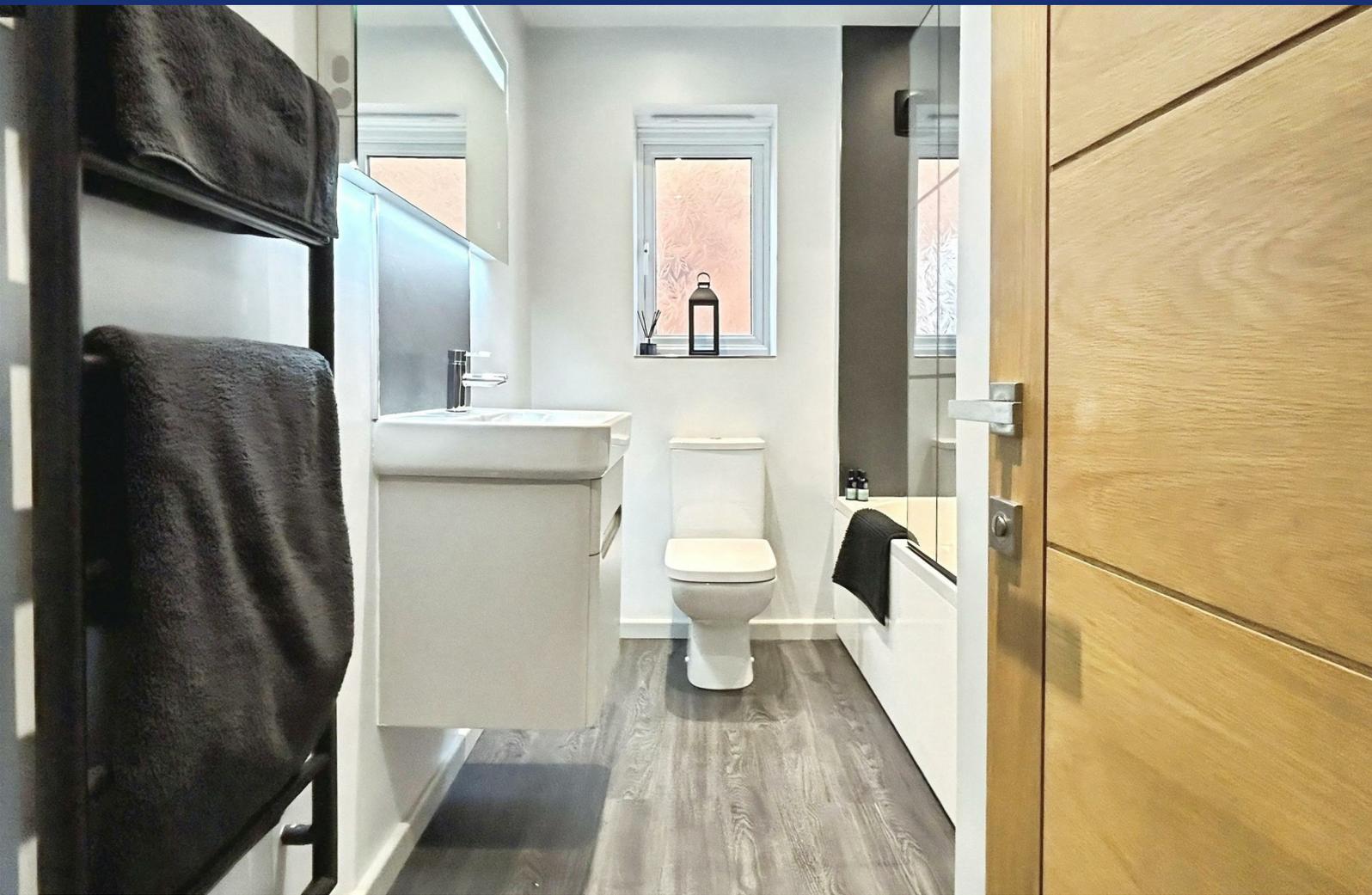
**First Floor**  
 Floor area 60.3 sq.m. (649 sq.ft.)

**Total floor area: 149.5 sq.m. (1,609 sq.ft.)**

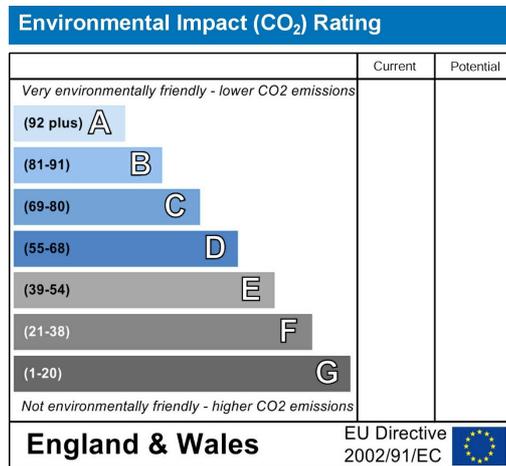
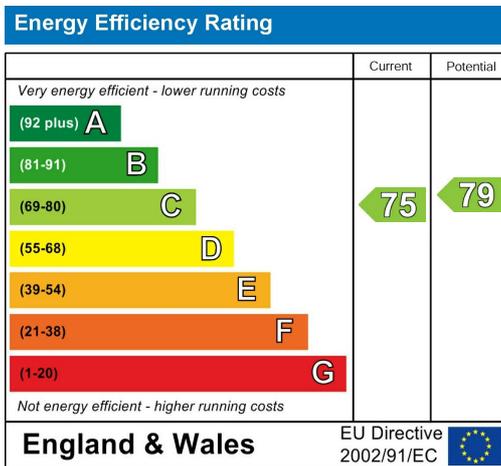
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







## Energy Efficiency Graph



## 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.

Road Map

Hybrid Map





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.

Unit 1b Onyx Retail Park, Wath Upon Dearne, S63 8FN  
Tel: 01709 894440 Email: [dearnevally@hunters.com](mailto:dearnevally@hunters.com)  
<https://www.hunters.com>

