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## Drake View

Brampton Bierlow, Rotherham, S63 6BX

Guide Price £190,000 to £200,000



# 15 Drake View

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## Entrance Hall

Via a composite door this leads to the roomy entrance hall, ideal for coats and shoes, having laminate flooring, neutral décor, stairs rising to first floor, wall mounted radiator and doors leading to WC, kitchen and living room/diner.

## WC

6'02" x 3'00" (1.88m" x 0.91m")

Handy addition to any busy home, comprising of flow flush WC, wash hand basin and uPVC frosted window to the front.

## Kitchen

7'08" x 9'04" (2.34m" x 2.84m")

Well designed and modern kitchen, having an array of wall and base units fitted providing storage, contrasting work surface over with stainless steel sink, drainer and matching mixer tap, integrated electric oven, gas hob and extractor fan over, integrated dish washer as well as washing machine, splash back tiles to walls and uPVC window to the front finish this room.

## Living Room/Diner

14'07" x 14'05" (4.45m" x 4.39m")

The real hub of the home is the expansive living/diner, neutrally decorated with laminate floor, uPVC window as well as uPVC sliding doors leading to the conservatory fill this room with natural light, having a built in storage cupboard, aerial point and wall mounted radiators to finish.

## Conservatory

9'11" x 9'11" (3.02m" x 3.02m")

This fantastic addition can be enjoyed all year round, with laminate flooring and uPVC windows looking

over the beautiful garden this space would be an ideal diner or second sitting room.

## Landing

From landing all doors lead to bedrooms, bathroom and storage cupboard.

## Bedroom One

12'10" x 8'4" (3.91m" x 2.54m")

The generously sized master bedroom is decorated in neutral tones with two uPVC windows to the front filling the room with natural light, built in wardrobes providing that extra storage we all crave and wall mounted radiator.

## Bedroom Two

9'06" x 6'08" (2.90m" x 2.03m")

The spacious second room is again neutrally decorated with wall mounted radiator and uPVC window to the rear.

## Bedroom Three

7'08" x 6'07" (2.34m" x 2.01m")

Ideal single room or even office space with uPVC window to the rear and wall mounted radiator.

## Bathroom

8'03" x 5'07" (2.51m" x 1.70m")

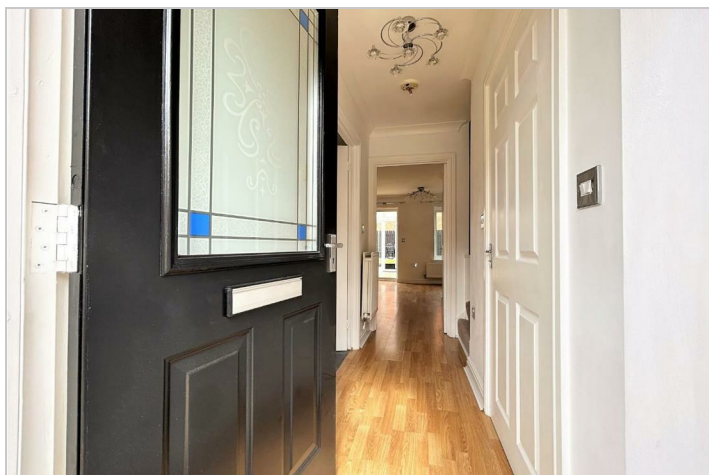
The sleek family bathroom is the perfect space to relax and unwind, comprising of three piece suite in white, having low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, fully tiled for easy clean and heated chrome towel rail.

## Exterior

The front of the property oozes kerb appeal with a

vast sweeping tar mac drive offering secure off road parking surrounded by wrought iron fencing, this space also held previous planning permission for a double extension making this an ideal spot for any buyer with this in mind and would still allow for off road parking, a pathway then leads to the front entrance.

To the rear is a fully enclosed, private garden, mainly laid to lawn with a decorative patio area in the centre ideal for seating in the summer months, a further paved area is there for further seating if wanted and is home to a wooden built storage shed, a gate then leads to the side of the property and gives access to the drive way.



Road Map



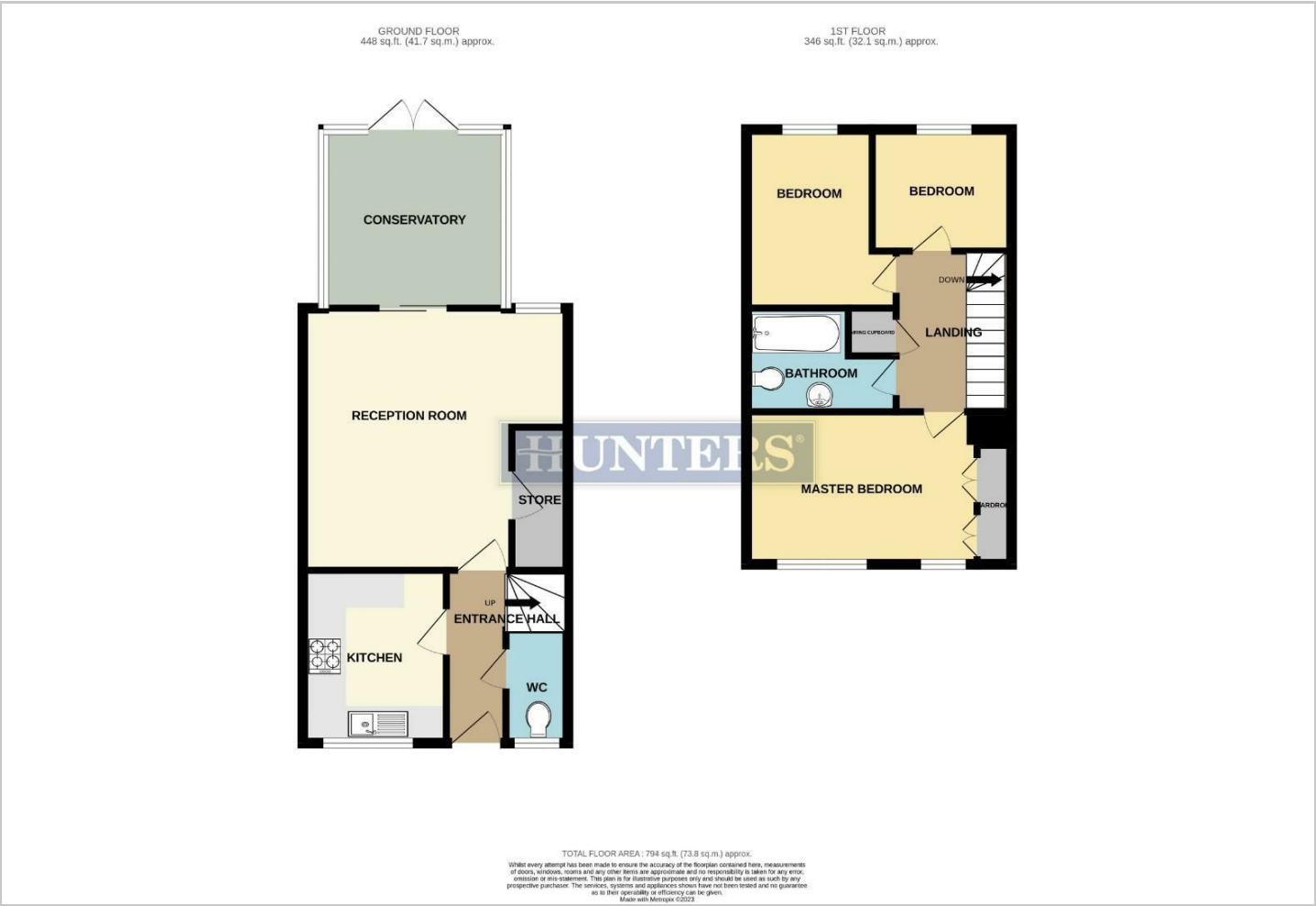
Hybrid Map



Terrain Map



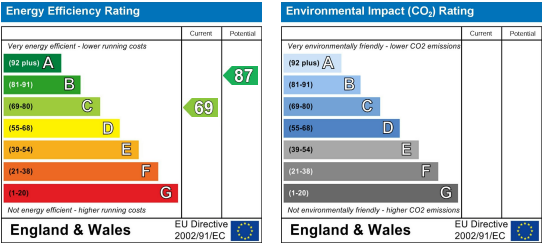
Floor Plan



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.