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HERE TO GET *you* THERE



Meadowgate

Brampton Bierlow, Rotherham, S63 6HJ

Guide Price £270,000 - £280,000



- THREE BEDROOM DETACHED FAMILY HOME
- ENCLOSED WELL MAINTAINED REAR GARDEN
- MODERN FIXTURE AND FITTINGS WITH NEWLY FITTED WINDOWS AND DOOR AS WELL AS BOILER
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING C

- OFF ROAD PARKING WITH LARGE DRIVE, ADDED ELECTRICAL CHARGING POINT AND DETACHED GARAGE
- SOUGHT AFTER ESTATE
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND D

Tel: 01709 894440

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Nestled in the sought-after area of Meadowgate, Brampton Bierlow, Rotherham, this delightful three-bedroom detached family home offers a perfect blend of comfort and modern living. The property is situated on a popular estate, making it an ideal choice for families seeking a welcoming community.

Upon entering, you will appreciate the newly fitted windows and door, which not only enhance the home's aesthetic appeal but also improve energy efficiency. The newly installed boiler ensures that you will enjoy warmth and comfort throughout the colder months.

The spacious interior boasts generous dimensions, allowing for a flexible layout that can easily accommodate family life. The modern fixtures and fittings throughout the home add a touch of elegance, making it a pleasure to live in.

Outside, the property features a large driveway that leads to a detached garage, providing ample parking and storage options. Additionally, the drive is equipped with an electrical charging point, catering to the needs of electric vehicle owners. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer gatherings with friends and family.

This charming home is not just a property; it is a place where memories can be made. With its modern amenities and prime location, it presents an excellent opportunity for those looking to settle in a vibrant and friendly neighbourhood. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Via a newly fitted composite door this opens in to the roomy and welcoming entrance hall, ideal for coats and shoes, with stairs rising to first floor, wall mounted radiator, carpet to floor, decorated in neutral tones with doors to the downstairs WC and living room.

Downstairs WC

Handy addition to any busy household, comprising of low flush WC, wash hand basin, wall mounted radiator, neutral décor and uPVC frosted window to the front.

Living Room

Step inside the bright and airy living space, beautifully presented this room is the ideal spot to enjoy those cosy nights in with the family, currently having uPVC window to the front with wooden shutter blinds, carpet to floor, aerial point in place and hidden gas tap should you wish to add a fire, door then leads to the kitchen/diner.

Kitchen/Diner

The real hub of the home is the spacious kitchen/diner, perfect to entertain family and friends, having uPVC window as well as French doors opening to the rear garden really filling this space with natural light.

The kitchen has an array of wall and base units fitted providing storage with contrasting work surface over, stainless steel sink, drainer and matching taps, integrated electric oven with gas hob and extractor fan over, space and plumbing for washing machine and dryer, splash back tiles to walls as well as tiled floor for easy clean, ample room for dining table, wall mounted radiator and door then opening to understairs storage/pantry.

Landing

The spacious landing has carpet to floor, uPVC window to the side elevation, access to loft hatch and all doors opening to bedrooms as well as family bathroom.

Bedroom One

Generously sized master bedroom with built in wardrobes providing that extra storage we all crave, decorated in neutral tones with carpet to floor, uPVC window to the front with wooden shutter blinds, wall mounted radiator and door leading to the en-suite.

Ensuite

Place to refresh, the en-suite comprises of low flush WC, pedestal wash hand basin and shower unit, decorative splash back tiles to walls, uPVC frosted window to the side elevation and finished with wall mounted radiator.

Bedroom Two

Another good sized double bedroom with built in

cupboard for storage, beautifully decorated with carpet to floor, wall mounted radiator and uPVC window to the rear.

Bedroom Three

Roomy third bedroom or a great home office, decorated in neutral tones with carpet to floor, wall mounted radiator and uPVC window to the front with wooden shutter blinds.

Family Bathroom

Ideal spot to relax and unwind the serene family bathroom comprises of, low flush WC, pedestal wash hand basin and bath with shower over, wood effect vinyl to the floor, splash back tiles, wall mounted radiator and frosted uPVC window to the rear.

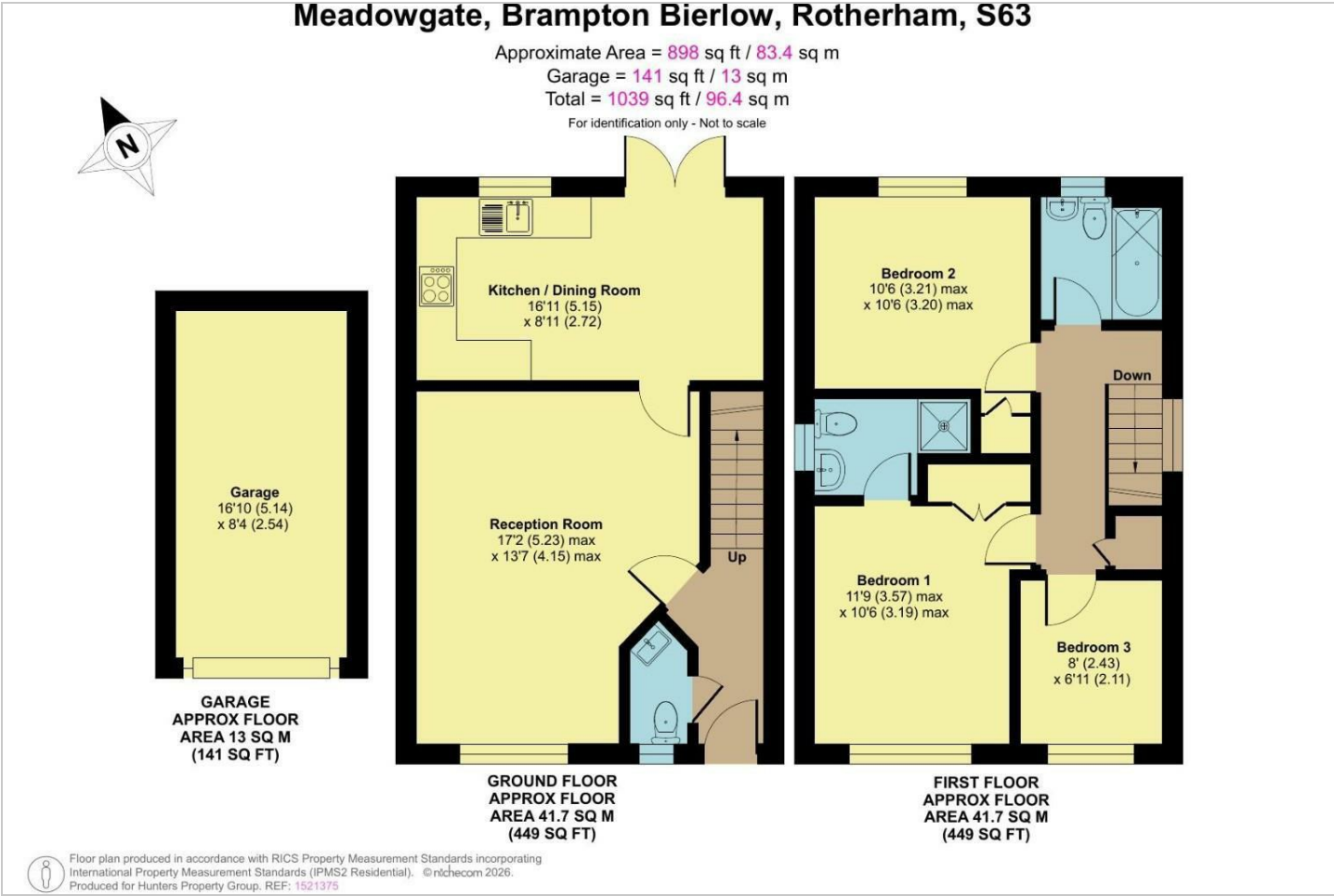
Exterior

The front of this property oozes kerb appeal, set back from the road this three bedroom detached family home offers a large well maintained tar mac driveway allowing secure off road parking and having electrical charging point, leading to the side and rear of the home also giving way to the detached garage. A paved path leads to entrance while a beautiful garden sits to the front, partly laid to lawn with established plants, shrubs and hedges sitting in the borders adding not only to the privacy but also the beauty of this home.

At the rear is a fully enclosed garden, this is a space the whole family can enjoy, starting with a patio area ideal for seating during the warmer months, leading to a lawn which also has raised flower beds to add a splash of colour and ending on a slightly raised deck, perfect spot for a BBQ, a wooden gate then opens to drive and garage.

Detached Garage

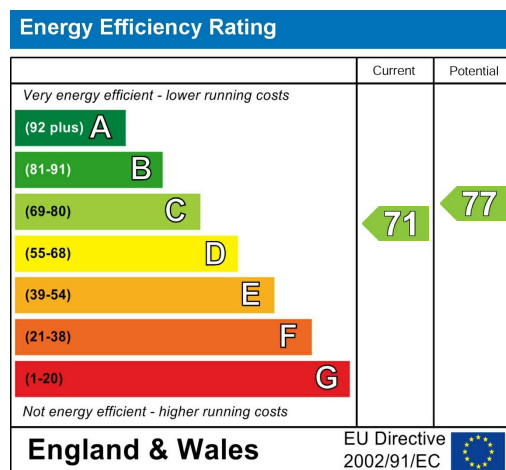
Offering even more secure off road parking or further storage space the detached garage can be accessed via an up and over door.







Energy Efficiency Graph



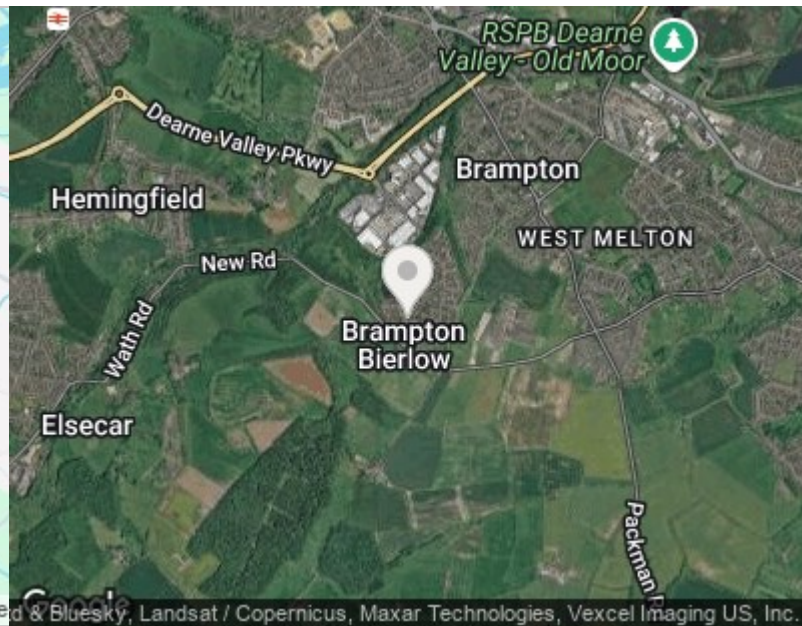
Viewing

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.

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