

# Meadow Walk

Brampton Bierlow, Rotherham, S63 6HL



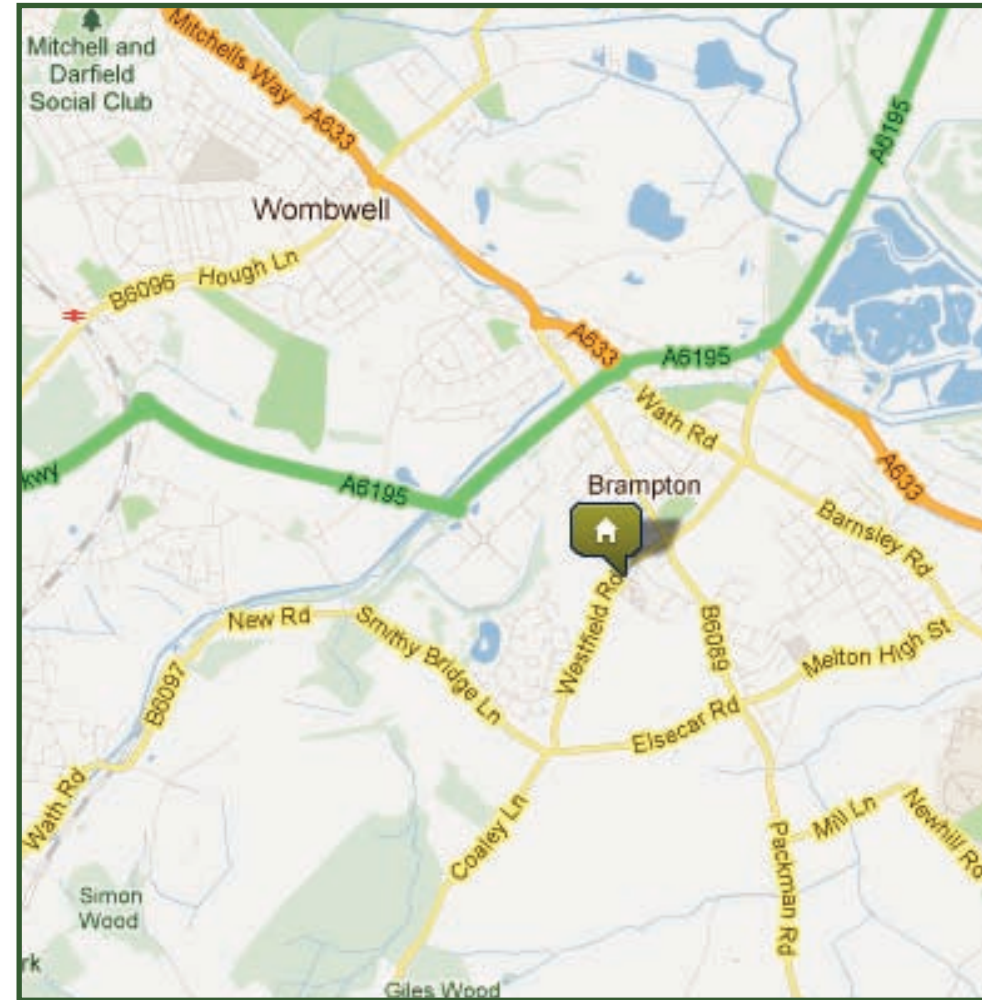
A stunning new development of 3 & 4 bedroom homes

[www.barratthomes.co.uk/meadowwalk](http://www.barratthomes.co.uk/meadowwalk)

# Amenities

Nestled in the village of Brampton Bierlow are these contemporary three and four bedroom homes, located between Rotherham and Barnsley offering good local commuter links via the M1 whilst local schools and amenities can be found in the neighbouring village of Wath-upon-Dearne.

Shopping delights are within easy reach - Rotherham centre, Parkgate Retail World and Meadowhall Shopping Centre.



# Meadow Walk, Brampton Bierlow Development layout

**Key**

	BAMPTON	3 bedroom home
	BARWICK	3 bedroom home
	FALMOUTH I	3 bedroom home
	YORK	3 bedroom home
	MORPETH	3 bedroom home
	GARFORTH	3 bedroom home
	GARFORTH II	3 bedroom home
	WETHERBY	3 bedroom home
	ALSTON	3 bedroom home
	LINCOLN	4 bedroom home
	TETBURY	4 bedroom home
	COLLINGHAM	4 bedroom home
	HEATHFIELD	4 bedroom home
	THORNBURY	4 bedroom home
	GUISBOROUGH I	4 bedroom home
	* AFFORDABLE HOUSING	



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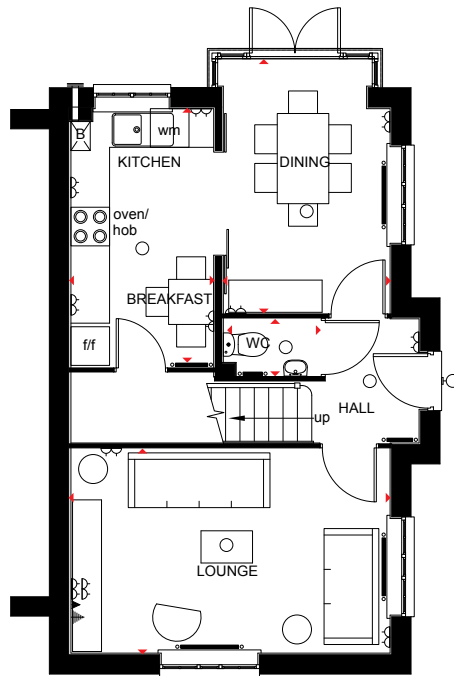


# Morpeth

## 3 bedroom end terraced home



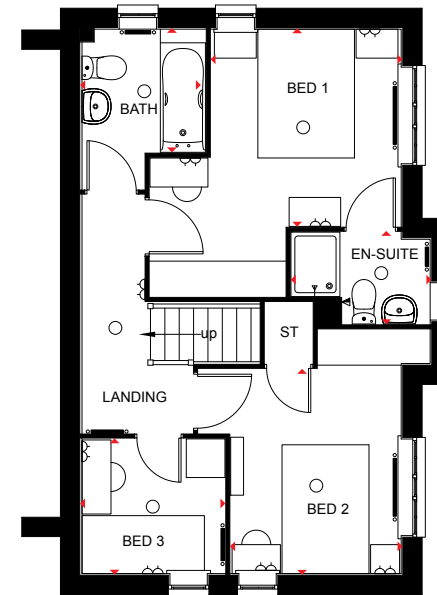
- A delightful 3 bedroom home featuring free flowing kitchen with breakfast area and dining room with glazed bay opening onto the garden
- Comfortable dual aspect lounge is also located downstairs
- First floor provides 2 double bedrooms with en suite to master bedroom, 1 single bedroom and family bathroom



### Ground Floor

Lounge	4952 x 3174mm	16'3" x 10'5"
Kitchen/ Breakfast Area	4013 x 2213mm	13'2" x 7'3"
Dining Room	3938 x 2589mm	12'11" x 8'6"
WC	1520 x 909mm	5'0" x 3'0"

(Approximate dimensions)



### First Floor

Bedroom 1	3051 x 2951mm	10'0" x 9'8"
En Suite	2163 x 1427mm	7'1" x 4'8"
Bedroom 2	3187 x 2648mm	10'5" x 8'8"
Bedroom 3	2230 x 2092mm	7'4" x 6'10"
Bathroom	1913 x 1912mm	6'3" x 6'3"

(Approximate dimensions)

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⏏ Electric socket	⚡ Shaver socket	ST Store	◀▶ Dimension location	
☎ Telephone outlet point	— Radiator	wm Washing machine space		

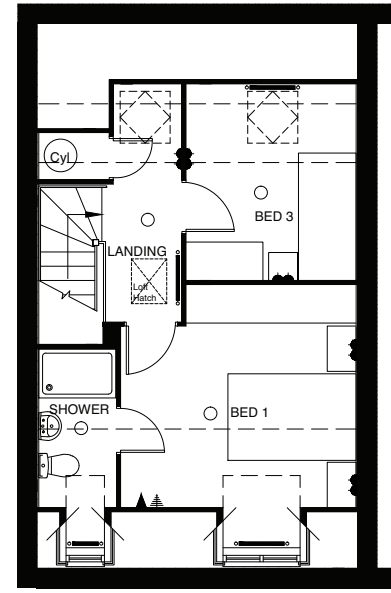
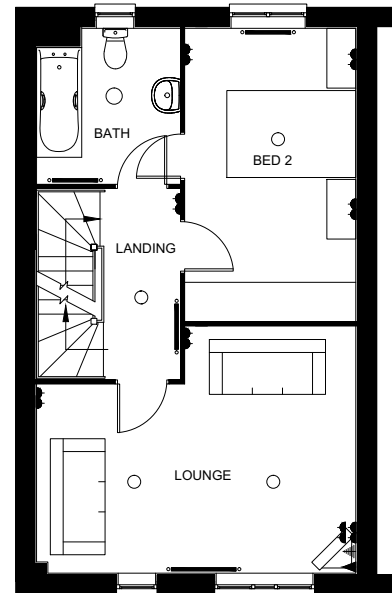
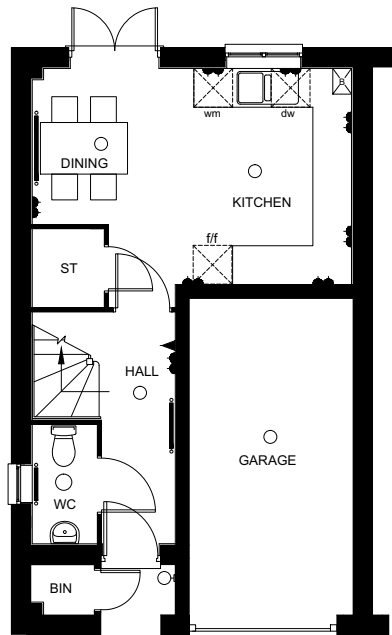
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# The Garforth II 3 bedroom home



- A delightful 3 bedroom home featuring free flowing kitchen with family dining area with glazed bay opening onto garden
- First floor provides double bedroom and separate bathroom
- Second floor provides double bedroom and en-suite bathroom



Ground Floor		
Kitchen	4950 x 3350mm	16'3" x 11'0"
WC	1841 x 995mm	6'1" x 3'4"

(Approximate dimensions)

First Floor		
Lounge	4950 x 3821mm	16'3" x 12'6"
Bed 1	2641 x 4540mm	8'8" x 14'11"
Bathroom	2432 x 2220mm	8'0" x 7'4"

(Approximate dimensions)

Second Floor		
Bedroom 2	4092 x 3661	13'5" x 12'0"
Shower Room	3096 x 1200	10'2" x 3'11"
Bedroom 3	3042 x 2641	10'0" x 8'8"

(Approximate dimensions)

\* Overall floor dimensions include lowered ceiling areas.

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	ST Store	dw Dishwasher space
◻ Electric socket	— Radiator	wm Washing machine space		
◻ Telephone outlet point	B Boiler	f/f Fridge/freezer space		

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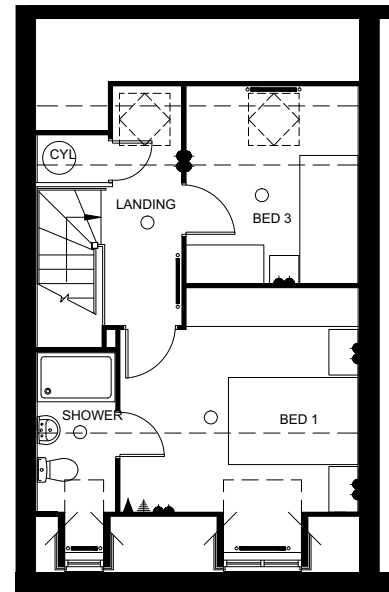
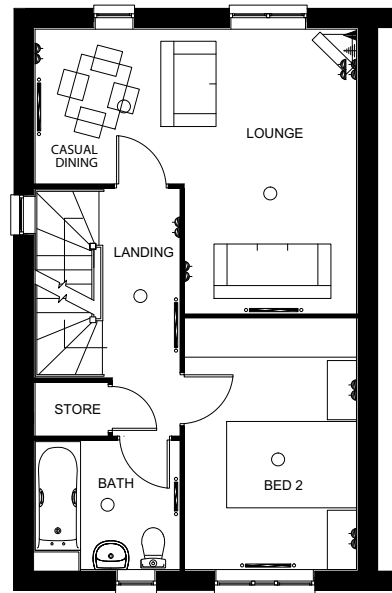
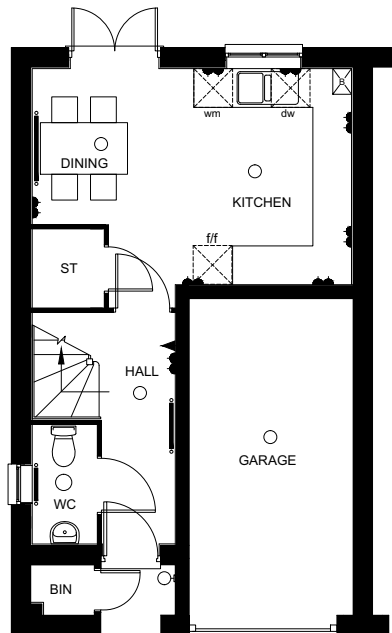


# The Wetherby

## 3 bedroom home



- A delightful 3 bedroom home featuring free flowing kitchen with family dining area with glazed bay opening onto garden
- First floor provides double bedroom and separate bathroom
- Second floor provides double bedroom and en-suite bathroom



### Ground Floor

Kitchen	4950 x 3350mm	16'3" x 11'0"
WC	1841 x 995mm	6'1" x 3'4"

(Approximate dimensions)

### First Floor

Lounge/Dining	4950 x 4440mm	16'3" x 14'7"
Bed 2	3921 x 2641mm	12'10" x 8'8"
Bathroom	2220 x 2012mm	7'4" x 6'7"

(Approximate dimensions)

### Second Floor

Bedroom 1	4092* x 3661	13'5" x 12'0"
Shower Room	3096* x 1200	10'2"* x 3'11"
Bedroom 3	3042* x 2641	10'0" * x 8'8"

(Approximate dimensions)

\* Overall floor dimension includes lowered ceiling areas

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	ST Store	dw Dishwasher space
◻ Electric socket	— Radiator	wm Washing machine space		
◻ Telephone outlet point	B Boiler	f/f Fridge/freezer space		

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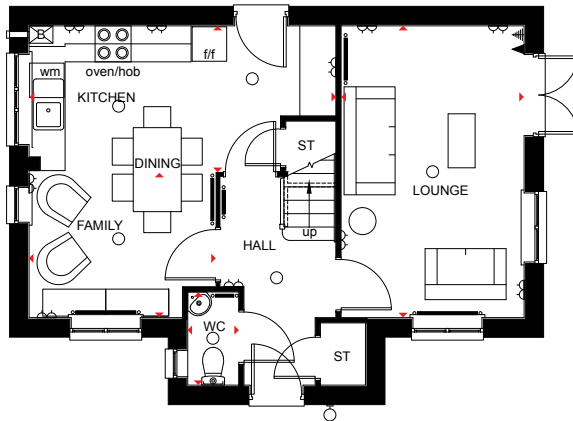


# Falmouth

## 3 bedroom detached home



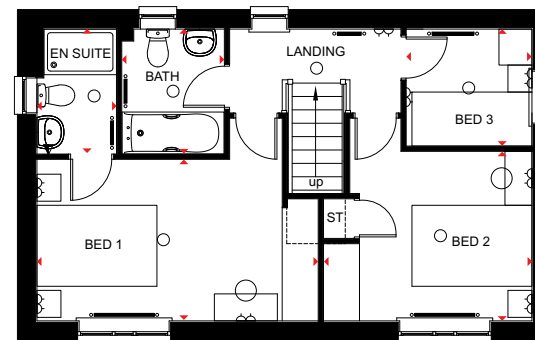
- A sought-after 3 bedroom detached home featuring dual aspect lounge with French doors leading to the garden
- Stylish open-plan kitchen with dining and family areas
- First floor boasts 2 double bedrooms with en suite shower room to master bedroom, 1 single bedroom and family bathroom



### Ground Floor

Lounge	4863 x 3050mm	15'11" x 10'0"
Kitchen / Dining Family area	4863 x 5112	15'11" x 16'9"
WC	1553 x 849mm	5'1" x 2'9"

[Approximate dimensions]



### First Floor

Bedroom 1	4688 x 2692mm	15'5" x 8'10"
En Suite	2083 x 1326mm	6'10" x 4'4"
Bedroom 2	3474 x 2825mm	11'5" x 9'3"
Bedroom 3	2096 x 1950mm	6'11" x 6'5"
Bathroom	2083 x 1710mm	6'10" x 5'7"

[Approximate dimensions]

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
	⏏ Electric socket	⚡ Shaver socket	ST Store	◀▶ Dimension location
	☎ Telephone outlet point	— Radiator	w/m Washing machine space	

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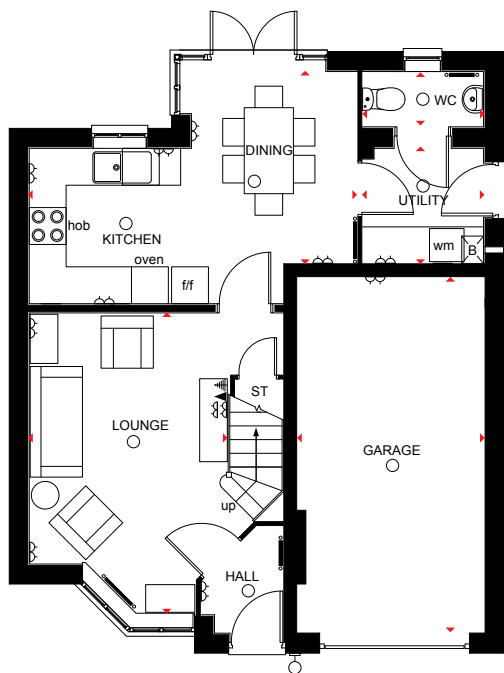


# Alston

## 3 bedroom detached home



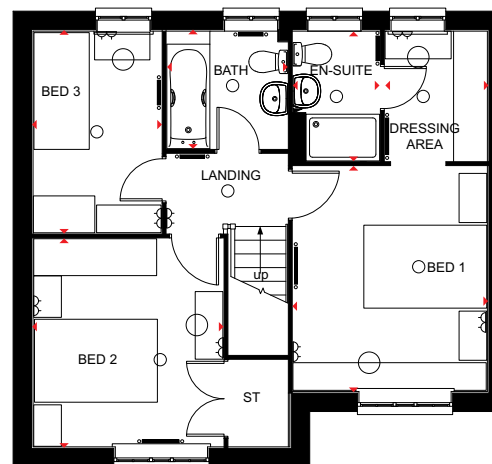
- A fabulous 3 bedroom detached home offering family kitchen and dining room with French doors opening onto the rear garden
- The ground floor also boasts a comfortable lounge with bay window and separate utility room
- First floor features 2 double bedrooms with en suite and dressing area to master bedroom, 1 single bedroom and family bathroom
- This delightful home also comes with an integral garage



### Ground Floor

Lounge	4914 x 3264mm	16'1" x 10'9"
Kitchen/Dining	5337 x 3128mm	17'6" x 10'3"
Utility	1952 x 1878mm	6'5" x 6'2"
WC	1952 x 900mm	6'5" x 2'11"
Garage	5800 x 3066mm	19'0" x 10'1"

(Approximate dimensions)



### First Floor

Bedroom 1	3665 x 3150mm	12'0" x 10'4"
Dressing Area	2112 x 1652mm	6'11" x 5'5"
En Suite	2112 x 1397mm	6'11" x 4'7"
Bedroom 2	3387 x 3096mm	11'1" x 10'2"
Bedroom 3	3281 x 2089mm	10'9" x 6'10"
Bathroom	1965 x 1912mm	6'5" x 6'3"

(Approximate dimensions)

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	⏻ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

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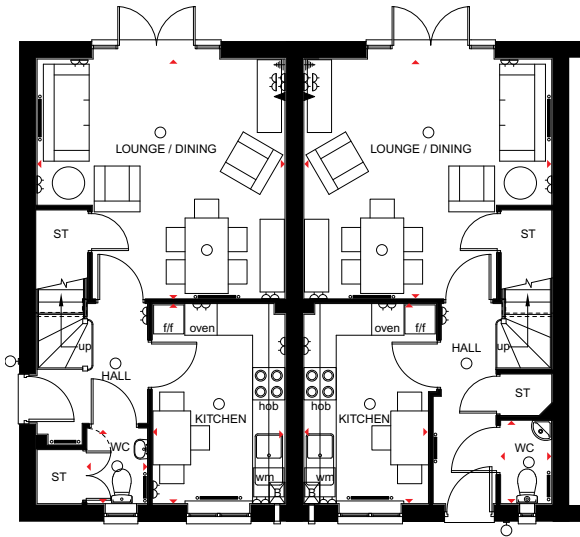


# Barwick

## 3 bedroom terraced home



- A delightful 3 bedroom home offering open-plan lounge and dining room with French doors that open onto the rear garden
- Fashionable kitchen features breakfast area and quality appliances
- First floor has master bedroom with en suite shower room, 1 further double bedroom, 1 single bedroom and family bathroom fitted with stylish sanitaryware



### Ground Floor – End Terrace

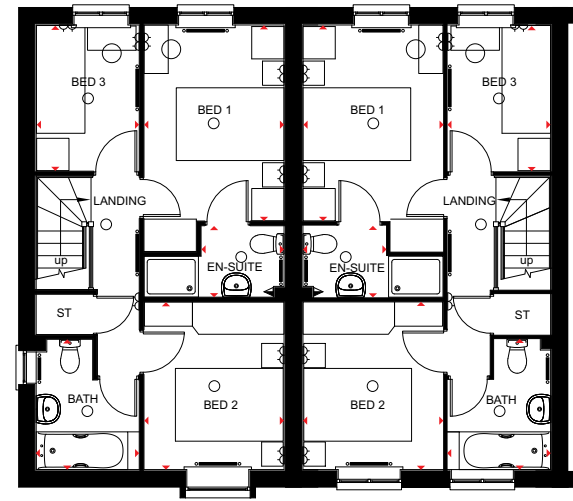
Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3712 x 2313mm	12'2" x 8'1"
WC	1402 x 1125mm	4'7" x 3'8"

[Approximate dimensions]

### Ground Floor – Mid Terrace

Lounge/ Dining Room	4600 x 4450mm	15'1" x 14'7"
Kitchen	3713 x 2313mm	12'2" x 7'7"
WC	1547 x 948mm	5'1" x 3'1"

[Approximate dimensions]



### First Floor – End & Mid Terrace

Bedroom 1	3638 x 2599mm	11'11" x 8'6"
En Suite	1540 x 1325mm	5'1" x 4'4"
Bedroom 2	3111 x 2599mm	10'2" x 8'6"
Bedroom 3	2713 x 1913mm	8'11" x 6'3"
Bathroom	2418 x 1913mm	7'11" x 6'3"

[Approximate dimensions]

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	f/f Fridge/freezer space
⏏ Electric socket	⚡ Shaver socket	ST Store	⬆️ Dimension location	
☎ Telephone outlet point	— Radiator	wm Washing machine space		

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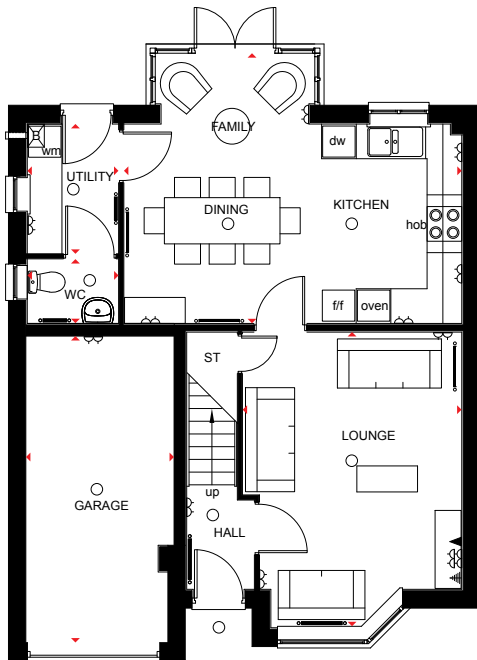


# Guisborough

## 4 bedroom detached home



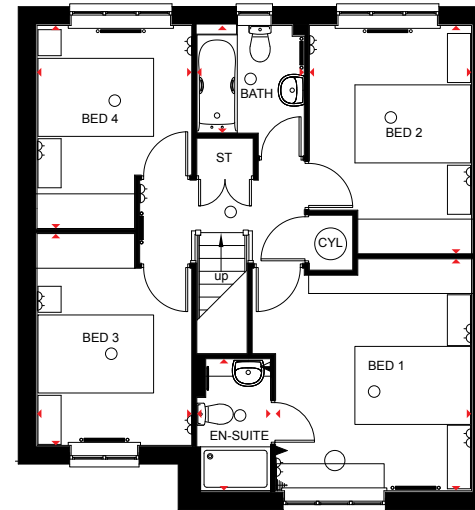
- A beautifully presented 4 bedroom home offering kitchen with dining and family areas, adjoining utility room and French doors leading to the rear garden
- Airy lounge also located on the ground floor
- First floor has 4 double bedrooms, with en suite shower room to master bedroom, and family bathroom
- This family home also comes with integral garage



### Ground Floor

Kitchen/ Dining Room	5846 x 4675mm	19'2" x 15'4"
Utility	2244 x 1580mm	7'4" x 5'2"
Lounge	5115 x 3794mm	16'9" x 12'5"
WC	1580 x 1118mm	5'2" x 3'8"
Garage	5308 x 2568mm	17'5" x 8'5"

[Approximate dimensions]



### First Floor

Bedroom 1	4013 x 3389mm	13'2" x 11'1"
En Suite	2285 x 1275mm	7'6" x 4'2"
Bedroom 2	3949 x 2805mm	12'11" x 9'2"
Bedroom 3	3665 x 2676mm	12'0" x 8'9"
Bedroom 4	3513 x 2676mm	11'6" x 8'9"
Bathroom	1863 x 1859mm	6'1" x 6'1"

[Approximate dimensions]

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

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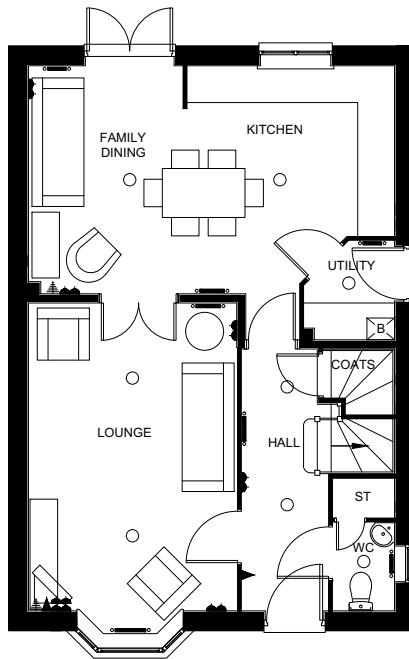


# Collingham

## 4 bedroom home



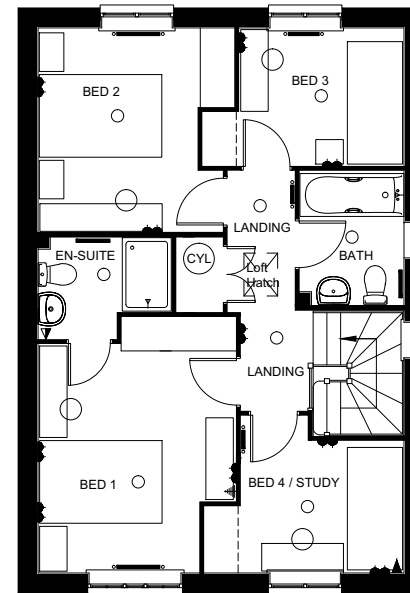
- A delightful 4 bedroom home featuring free flowing open plan kitchen with breakfast area and family dining area with glazed bay opening onto garden
- Ground floor includes a separate utility room and WC
- First floor provides 2 double bedrooms with an en suite to bedroom 1



### Ground Floor

Lounge	3400 x 5028mm	11'2" x 16'6"
Kitchen/Family/Dining	5978 x 3725mm	19'7" x 12'3"
Utility	1611 x 1472mm	5'3" x 4'10"
WC	1440 x 1000mm	4'9" x 3'3"

(Approximate dimensions)



### First Floor

Bedroom 1	4177 x 3228mm	11'11" x 13'8"
En-suite	1650 x 2175mm	5'5" x 7'2"
Bedroom 2	3339 x 3200mm	10'11" x 10'6"
Bedroom 3	2250 x 3289mm	7'5" x 10'9"
Bedroom 4/Study	2153 x 3261mm	7'1" x 10'8"
Bathroom	2175 x 1700mm	7'2" x 5'7"

(Approximate dimensions)

<b>KEY</b>	○ Light fitting	◀ T.V. aerial socket	— Towel rail
◀ Electric socket	◀ Shaver socket	B Boiler	
◀ Telephone outlet point	— Radiator	ST Store	

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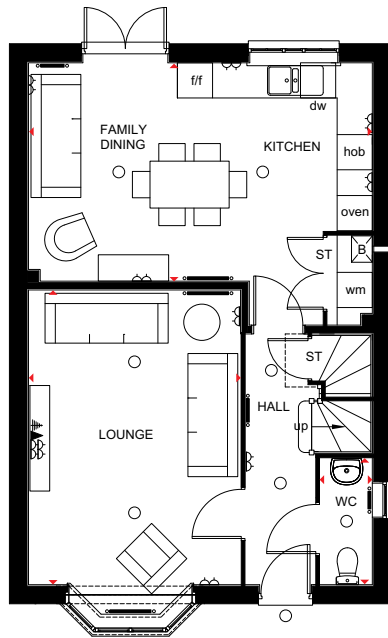


# Chesham

## 4 bedroom detached home



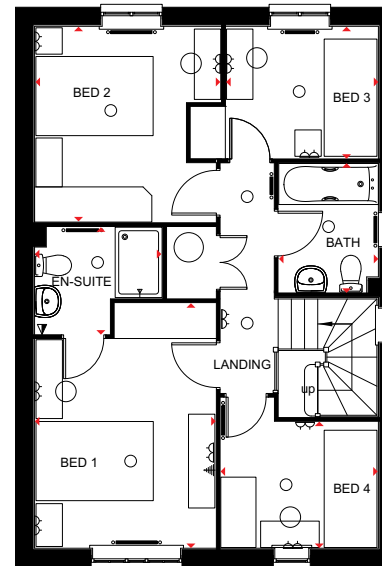
- A delightful 4 bedroom detached home offering contemporary kitchen with dining and family areas and French doors leading to the rear garden
- Ground floor also boasts a full bay-fronted lounge
- The first floor features 2 double bedrooms, the master with en suite, 2 single bedrooms and modern family bathroom



### Ground Floor

Lounge	5028 x 3629mm	16'6" x 11'11"
Kitchen	5865 x 3725mm	19'3" x 12'3"
WC	2153 x 889mm	7'1" x 2'11"

[Approximate dimensions]



### First Floor

Bedroom 1	4178 x 3088mm	13'8" x 10'2"
En Suite	2176 x 1823mm	7'2" x 6'0"
Bedroom 2	3339 x 3175mm	10'11" x 10'5"
Bedroom 3	2599 x 2251mm	8'6" x 7'5"
Bedroom 4	2689 x 2153mm	8'10" x 7'1"
Bathroom	2198 x 1701mm	7'3" x 5'7"

[Approximate dimensions]

<b>KEY</b>	○ Light fitting	⚡ T.V. aerial socket	B Boiler	wm Washing machine space	◀▶ Dimension location
	⏏ Electric socket	⚡ Shaver socket	ST Store	f/f Fridge/freezer space	
	◀ Telephone outlet point	— Radiator	CYL Cylinder	dw Dishwasher space	

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\* awarded to Barratt Development Plc brands.



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## Meadow Walk

Brampton Bierlow, Rotherham, S63 6HL

A stunning new development of 3 & 4 bedroom homes

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