



4, Brecklands

ROTHERHAM, S66 1AJ

Price : Guide Price £880,000

Tenure : Freehold

EPC Rating : D

Council Tax : Band G

Local Authority : rotherham

Guide Price £880,000 - £910,000

In all my years of evaluating properties, I have seldom encountered one as resplendent with warmth, character, and charm as this stunning abode! Nestled in a coveted corner position along a serene Private Road, embraced by expansive grounds, stands this exceptional 4 double bedroom extended detached executive-style family residence—an architectural gem exuding timeless allure, awaiting discovery through immersive exploration. Thought to have been erected in 1939, this residence has evolved over time, undergoing generous extensions to now encompass 4 reception rooms, each bedroom graced with its own luxurious en suite shower room.

Description

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Step through the stately entrance door into a voluminous and luminous foyer, where a majestic staircase ascends gracefully to the first floor, serving as the focal point from which all reception rooms emanate. A rear entrance beckons, seamlessly connecting indoor and outdoor. The exquisite bay-fronted living room offers serene vistas of the rear gardens and beyond, framed by French-style doors leading to the patio. A majestic log burner commands attention, enveloping the space in cosy ambiance, while original stained glass windows add timeless elegance. The culinary enthusiast is treated to a gourmet haven within the



- A superb 4 bedroom 4 bathroom detached family home
- Security alarm & a ground floor WC
- Spacious driveway & double detached garage
- Freehold. Council tax band G
- Situated upon a Private Road
- Home office & 4 further reception rooms
- Close proximity to amenities at 'The Tanyard'
- Large gardens with Summerhouse & raised patio area
- En suite to all bedrooms
- Tremendous family home requiring early internal viewing.



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well-appointed kitchen, boasting a plethora of fitted units, a gas Rangemaster cooker, built-in microwave, and opulent granite countertops. A built-in coffee machine and underfloor heating elevate the experience, while French doors beckon to the conservatory—a tranquil spot for morning repasts amidst garden views. A dedicated office caters to the needs of modern professionals, providing a tranquil workspace amidst the comforts of home. Meanwhile, a garden-facing dining room sets the stage for memorable gatherings, its picturesque views enhancing the ambiance. A further versatile reception room awaits, adaptable as a home gym, bar, or additional bedroom, adds further flexibility to the layout.

Ascending to the first floor unveils a captivating galleried landing, where a symphony of natural light dances through a glorious picture window, offering enchanting vistas of the verdant gardens below. A single glazed stained glass window infuses the space with a timeless elegance, evoking a sense of nostalgia and charm. The expansive bay windowed Principal bedroom commands attention, its panoramic views of the lush gardens serving as a serene backdrop to the epitome of comfort and luxury. Here, a focal period fireplace exudes warmth and character, casting a soft glow across the room. The accompanying ensuite shower room is a masterpiece of opulence, boasting a generous walk-in shower, 'his 'n' hers' vanity wash unit, and bespoke fitted wardrobes adorning one wall, offering ample storage space for clothing and essentials. Bedrooms 2 and 4, both double bedrooms, benefit from their own ensuite shower rooms, whilst spacious bedroom 3 has a connecting door leading to the house bathroom - a harmonious blend of functionality and style, featuring a modern white 3-piece suite.

Outside, a sprawling driveway offers ample parking, leading to a double detached garage replete with fully boarded loft space. The rear garden unfolds as a verdant paradise, its lush foliage and mature trees providing an idyllic backdrop for alfresco gatherings. A charming garden shed and a serene summerhouse tucked into a secluded corner complete the enchanting tableau. Situated mere paces from Wickersley's bustling array of shops, bars, and amenities, with esteemed primary schools within easy reach, this residence offers the perfect fusion of tranquility and convenience. For commuters, swift access to M18 junction 1 and nearby Doncaster train station ensures seamless travel connections to London and beyond. Offering an unparalleled blend of elegance, comfort, and convenience, this remarkable residence beckons discerning buyers to experience its splendor firsthand—a rare gem awaiting its next fortunate owners. Schedule your viewing today and immerse yourself in the allure of this exceptional family abode.

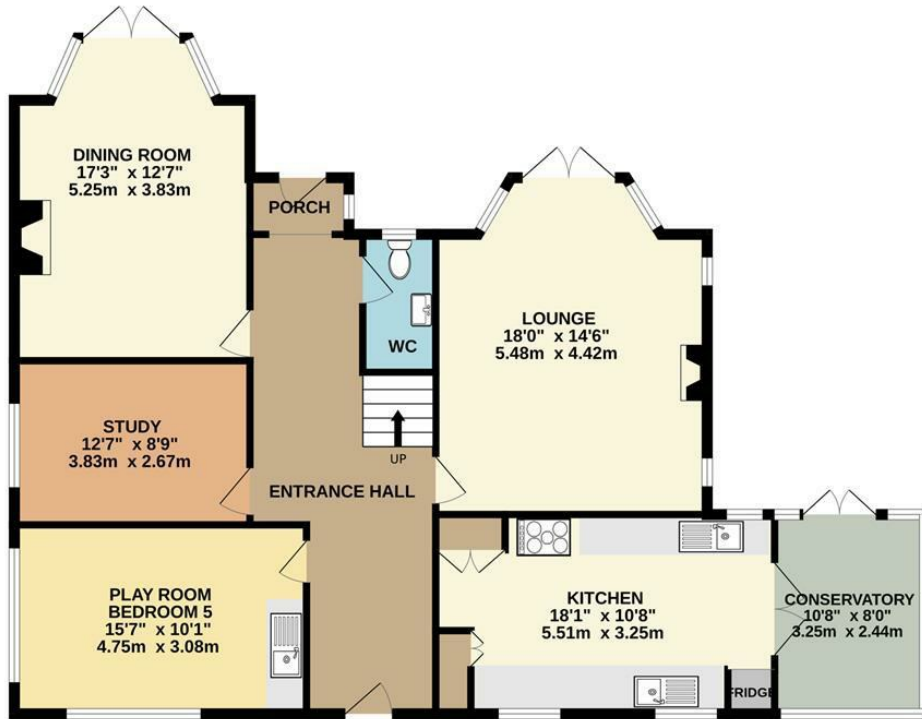




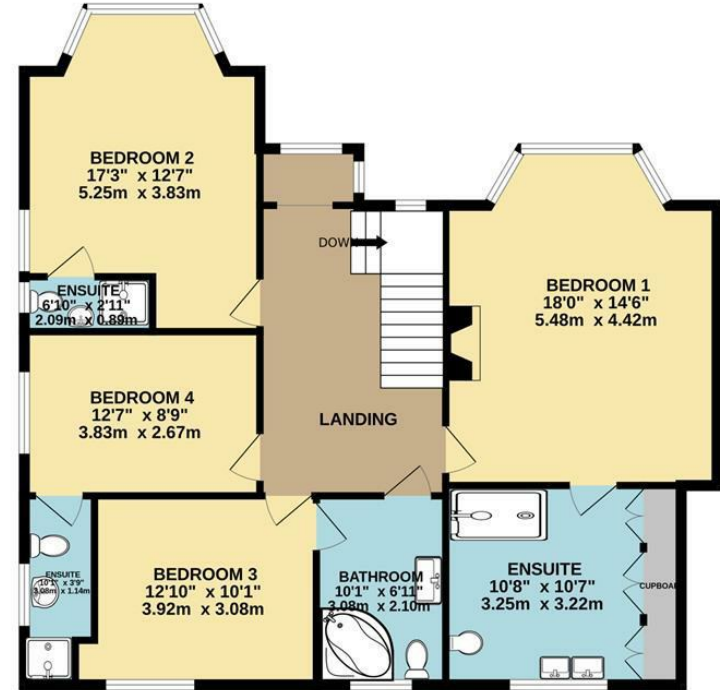
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GROUND FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



1ST FLOOR
1075 sq.ft. (99.9 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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