

**Simon Blyth**  
ESTATE AGENTS



**Leewood Close, Brampton Bierlow**

Rotherham

Offers in Region of **£385,000**





## Leewood Close, Brampton Bierlow

### Rotherham

LOCATED ON THIS POPULAR RESIDENTIAL DEVELOPMENT, CLOSE TO A LAKE AND OFFERING AN ABUNDANCE OF WILD LIFE WHILE BEING SITUATED IN A HIGHLY CONVENIENT COMMUTABLE LOCATION. WE OFFER TO THE MARKET THIS BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME WITH UPGRADED INTERIOR AND DOUBLE GARAGE, HAVING BEEN ADAPTED BY THE CURRENT VENDOR THE HOME NOW OFFERS A WEALTH OF VERSATILE LIVING ACCOMMODATION IN A TWO STOREY CONFIGURATION AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C., dining kitchen with integrated appliances, lounge and study. To the first floor there are four bedrooms, including master bedroom with en-suite shower room and further family bathroom. Outside, there are gardens to front and rear, secure driveway for numerous vehicles and double garage. Also to the rear of the home is a covered decked area complete with an outdoor kitchen, offering a pleasant entertaining space. The EPC is D-67 and the council tax band is E.







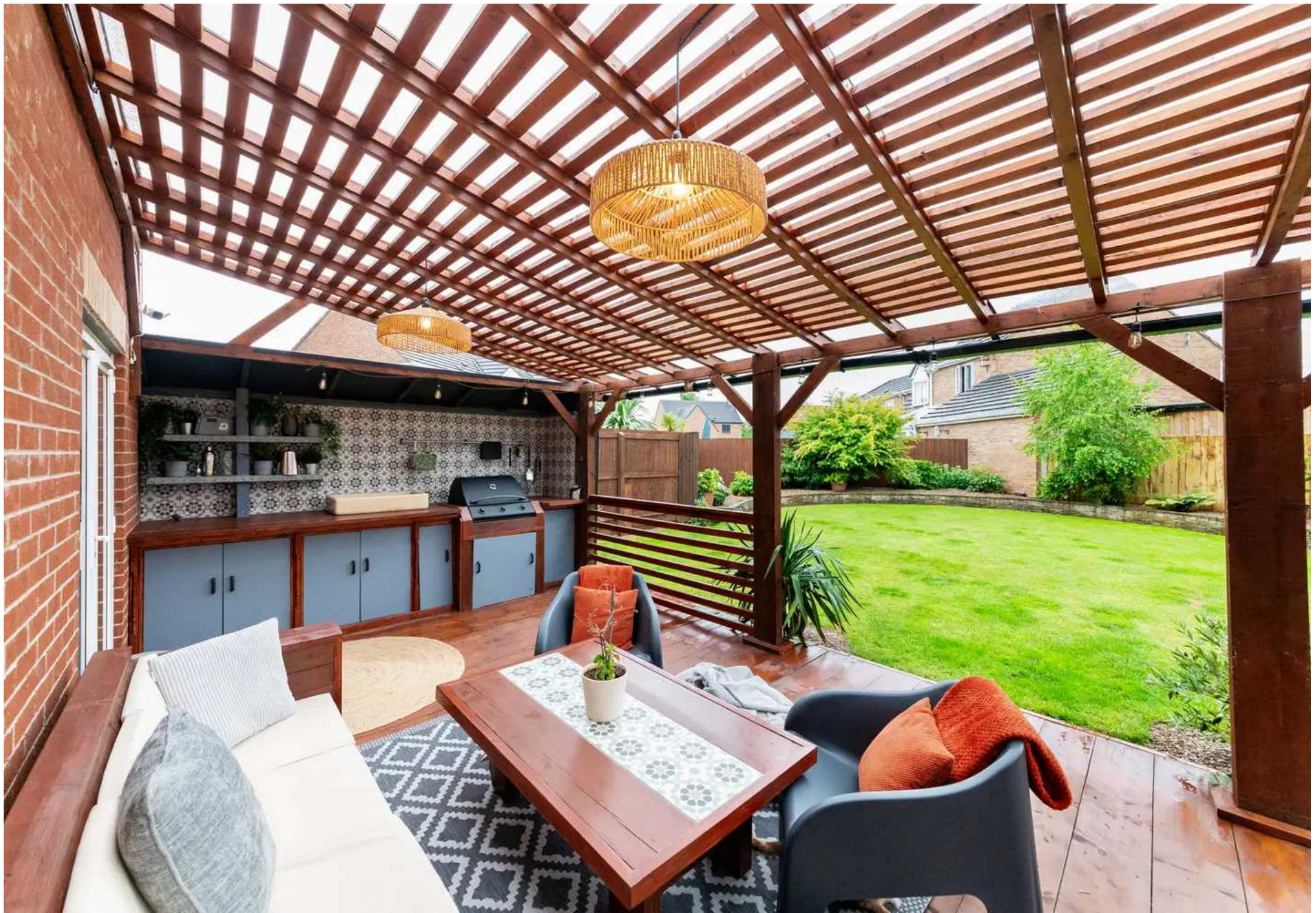


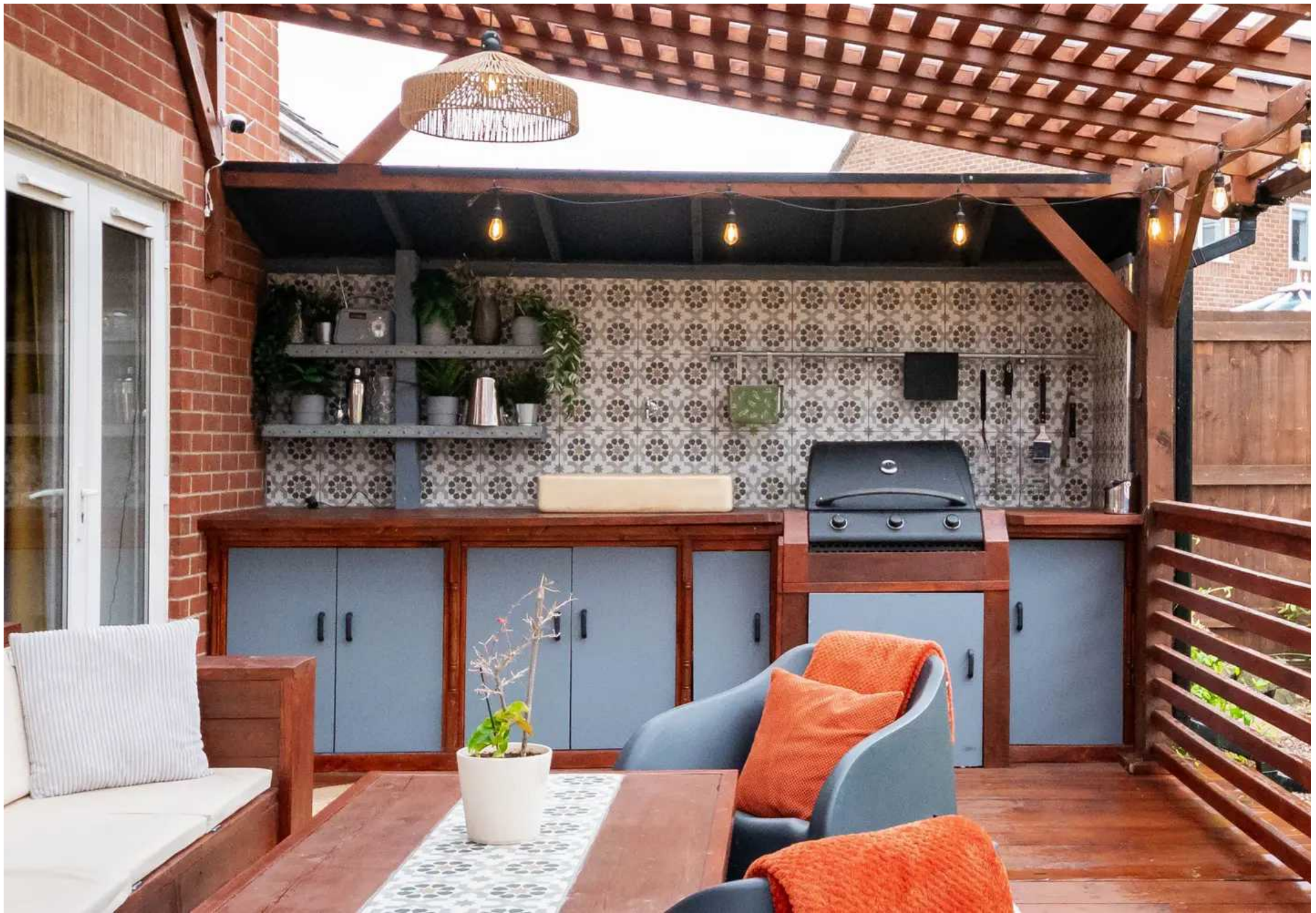
































## **ENTRANCE HALLWAY**

Entrance gained via composite and obscure glazed door with matching panel over into the entrance hallway. A generous entrance hallway with two ceiling lights, coving to the ceiling, central heating radiator, tiled floor and staircase rising to the first floor, with useful storage area underneath. Here we gain access to the following rooms.

## **DOWNSTAIRS W.C.**

Comprising of a close coupled W.C. and pedestal basin with chrome taps over. There is ceiling light, part tiling to the walls, tiled floor, central heating radiator and obscure uPVC double glazed window to the rear.

## **DINING KITCHEN**

A fabulous open plan space incorporating both kitchen and dining areas, with ample room for a dining table and chairs. The kitchen itself has a range of base units in a high gloss with contrasting solid wood block worktops, tile splash backs and wood effect flooring. There are integrated appliances in the form of electric oven and grill with a five burner gas hob and extractor fan over, integrated dishwasher, one and a half bowl stainless steel sink with chrome mixer tap over and housing for a fridge freezer. There are inset ceiling spotlights, coving to the ceiling, two central heating radiators and natural light is gained via three separate elevations via uPVC double glazed windows to the front and side and aluminium bi-folding doors to the rear.

## **LOUNGE**

A rear facing reception space with the main focal point being a coal effect gas fire set within an ornate surround, there is ceiling light, coving to the ceiling, two wall lights, part wood cladding to the walls, central heating radiator and twin French doors in uPVC double glazing to the rear.

## **STUDY**

A versatile additional reception space, ideal for anyone working from home. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front.

## **THE DECK**

Accessed via the dining kitchen and lounge, is this further seating space that has been created by the current vendors, linking the inside to the outside under a timber and glazed roof with open sides. This has wooden flooring, fitted outdoor kitchen with a sink and plumbing, creating a perfect entertaining space with ample room for lounge furniture.

## **FIRST FLOOR LANDING**

From the entrance hallway the staircase rises to the first floor landing with ceiling light, central heating radiator, access to the loft via a hatch and spindle balustrade. There is also access to the airing cupboard which houses the boiler and provides further storage. Here we gain access to the following rooms.

## **BEDROOM ONE**

A front facing double bedroom with two banks of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front. A door opens through to the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Comprising a three piece white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, extractor fan, full tiling to the walls and floor, towel rail/radiator and obscure uPVC double glazed window to the front.

## **BEDROOM TWO**

A further double bedroom again with fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

## **BEDROOM THREE**

A double bedroom with ceiling light, central heating radiator, fitted wardrobes and uPVC double glazed window to the rear.

## **BEDROOM FOUR**

With ceiling light, central heating radiator, wood effect laminate flooring and uPVC double glazed window.

## **HOUSE BATHROOM**

Comprising a three piece modern white suite in the form of close coupled W.C., wall mounted basin with chrome mixer tap over, bath with chrome mixer tap and mains fed chrome mixer shower over and glazed shower screen. There is ceiling light, extractor fan, part tiling to the walls, central heating radiator and obscure uPVC double glazed window to the rear.

## **OUTSIDE**

To the front of the home is a lawned garden space with iron railings, to the side of the home is a tarmacked driveway providing off street parking, this in turn leads to twin timber gates which open onto the driveway to the rear of the home. The driveway provides off street parking for further vehicles and leads to the double garage which is accessed via two separate up and over doors, this provides additional parking or would make ideal workshop space/storage or scope for conversion. To the rear of the home, there is a fully enclosed pleasant garden predominantly lawned with raised flower beds containing various shrubs and trees with perimeter fencing. As previously mentioned, there is the deck area, which offers a covered seating space and facilities.

## **ADDITIONAL INFORMATION**

The EPC Rating is TBC, the Council Tax Band is E and we are informed by the vendor that the property is Freehold.

### **VIEWING:**

For an appointment to view, please contact the Sheffield Office on 0114 3216590

## **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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## **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

## **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

## **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

## **OFFICE OPENING TIMES**

### **7 DAYS A WEEK**

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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