



7 Doncaster Road Braithwell, Rotherham, S66 7BB Asking Price £420,000

Located within this ever popular rural village, a superbly well proportioned, individually designed detached family home, providing extensive family accommodation amounting to over 2,200 sq ft. This well presented property briefly comprises of, to the ground floor; 3 reception rooms, generous open plan kitchen / diner, with built in appliances. WC and utility room. 1st floor; bedroom suite with en suite shower room, 3 further bedrooms and family bathroom with separate shower. 2nd floor provides large master suite with en suite bathroom. Outside; private rear patio and seating areas, raised, low maintenance garden. To the front is plenty of off road parking and detached garage.

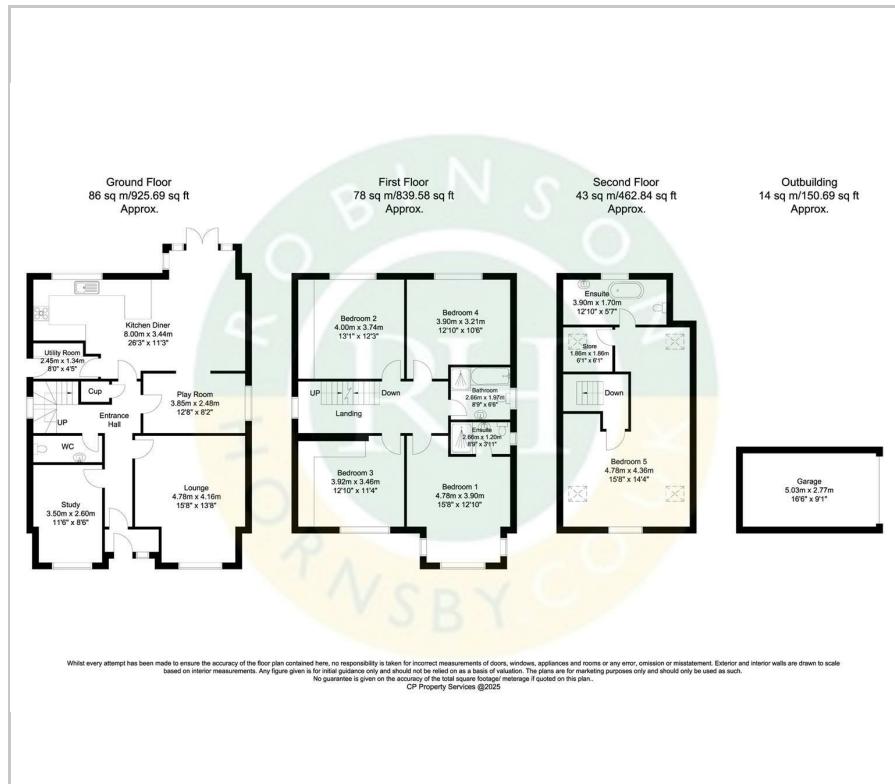
- large, architect designed family home in sought after village setting
- private patio and low maintenance gardens
- close to open countryside and attractive rural walks
- 3 reception rooms, WC and utility room
- large rear open plan dining kitchen
- easy access to local towns and motorway network
- detached garage and further off road parking
- a fine family home, well worthy of inspection

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B	78	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC



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