



**Willow Place, Braithwell Rotherham S66 7BD**

**welcome to**

**Willow Place, Braithwell Rotherham**

\*\* GUIDE PRICE £320,000 - £330,000 \*\* A rare opportunity has arisen to obtain this attractive self-build property located on a quiet cul-de-sac in the picturesque rural village of Braithwell. Beautifully presented both inside and out with a high specification finish and no upward chain.



## Ground Floor

### Entrance Hall

A front facing composite door opens to an outer hall with a storage cupboard, security alarm panel, downlight, side facing double glazed window, heated tiled floor and internal door leading to the inner hall.

### Hall

Having heated tiled floor, downlights, two spacious storage cupboards, a side facing double glazed window and stairs rising to the first floor.

### Lounge

14' 5" x 11' 6" ( 4.39m x 3.51m )

A bright and spacious lounge with underfloor heating and a front facing double glazed window.

### Kitchen Diner

14' 9" x 12' 1" ( 4.50m x 3.68m )

A well-appointed fitted kitchen comprising a range of wall, drawer and base units with contrasting worktops, tiled splashbacks and under cabinet lighting. Integrated appliances include a dishwasher, microwave, electric oven, five burner gas hob with extractor overhead and an inset 1 1/2 sink with drainer and mixer tap. Space is available for an American style fridge freezer. Having heated tiled floor, downlights and rear facing double glazed French doors opening to the rear garden.

### Utility Room

9' 2" x 6' 8" ( 2.79m x 2.03m )

Comprising a range of wall and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. There are downlights, extractor fan, heated tiled floor, a rear facing double glazed window, space for a washing machine and tumble dryer and composite door opening to the rear garden.

### W.C.

Comprising a wash hand basin on a vanity unit, low flush W.C., downlights, extractor fan, heated tiled floor and a rear facing double glazed window.

### Integral Garage

13' 9" x 8' 10" ( 4.19m x 2.69m )

Having an electric roller door to the front, power, lighting and a storage room hosting the central heated boiler.

## First Floor

### Landing

Providing access to all first floor accommodation, with an airing cupboard, central heated radiator and double glazed skylight window.

### Bedroom One

13' 7" Max x 13' 8" Into Window ( 4.14m Max x 4.17m Into Window )

A spacious double bedroom with a front facing double glazed window, two central heated radiators, loft access and an en-suite bathroom.

### En-Suite

A four piece suite comprising a wash hand basin on vanity unit, low flush W.C., bath and separate enclosed tiled unit with thermostatic shower overhead. Having tiled floor, part tiling to the walls, downlights, extractor fan, a central heated chrome towel rail, mirror and front facing double glazed window.

### Bedroom Two

14' 4" Into Recess x 9' 4" ( 4.37m Into Recess x 2.84m )

A generous double bedroom with front facing double glazed box window, built in wardrobe, central heated radiator and en-suite bathroom.

### En-Suite

A three piece suite comprising a wash hand basin, low flush W.C. and P shaped bath with thermostatic shower overhead. Has part tiling to the walls, a tiled floor, downlights, extractor fan, mirror, central heated chrome towel rail and a rear facing double glazed window.

## Bedroom Three

10' 6" x 9' 8" Max ( 3.20m x 2.95m Max )

A third double bedroom with rear facing double glazed window, central heated radiator and access to eaves storage.

## External

To the front of the property is a spacious block paved driveway with surround low maintenance beds, access to the front door, garage and a side gate leading to the rear garden.

The well-manicured rear garden is enclosed with paved patio areas, Summer house, lawn, surrounding beds, exterior lighting, power and an outside tap.

In addition to the central heating there is a solar panel built into the roof that heats the domestic water.



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## Willow Place, Braithwell Rotherham

- No Upward Chain
- Beautifully Presented Inside & Out
- Individual Self-Build Home
- Two Double Bedrooms with En-Suite Bathrooms
- Third Double Bedroom/Office

Tenure: Freehold EPC Rating: C

guide price

**£320,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
MBY105329 - 0004

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