



**1 Higham Road, Brampton Bierlow Rotherham S63 6FY**

**welcome to**

**1 Higham Road, Brampton Bierlow Rotherham**

ELEVATE YOUR LIFESTYLE - with this stunning 4-bedroom detached home, perfectly situated in a sought-after residential estate. Designed with family living in mind with contemporary fixtures & fittings, spacious rooms, a larger than average garden & a double garage - CALL US NOW TO VIEW!





**Ground Floor**



**First Floor**

## Ground Floor:

### Entrance Hallway

### Downstairs W.C

### Lounge

15' 11" x 10' 2" ( 4.85m x 3.10m )

### Family Room

9' 9" x 10' 10" ( 2.97m x 3.30m )

### Kitchen/Dining Room

15' 1" x 5' ( 4.60m x 1.52m )

## 1st Floor:

### Landing

### Bedroom One

13' 3" x 9' 11" ( 4.04m x 3.02m )

### En-Suite

### Bedroom Two

12' 11" x 10' 6" ( 3.94m x 3.20m )

### Bedroom Three

9' 1" x 10' 4" ( 2.77m x 3.15m )

### Bedroom Four

7' 2" x 6' 7" ( 2.18m x 2.01m )

### Bathroom

## Exterior:

### Double Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **1 Higham Road, Brampton Bierlow Rotherham**

- Luxurious 4 bedroom detached family home - executive build. EPC C. Council Tax D
- Highly sought after location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented with contemporary fixtures & fittings
- Spacious accommodation throughout - lounge, family room, kitchen/diner
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: D



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MXB118231](https://williamhbrown.co.uk/Property/MXB118231)



Property Ref:  
MXB118231 - 0003

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**william h brown**



**01709 583267**



[mexborough@williamhbrown.co.uk](mailto:mexborough@williamhbrown.co.uk)



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**