



Wellcliffe Close, Bramley Rotherham S66 3YU

welcome to

Wellcliffe Close, Bramley Rotherham

£350,000-£360,000 - CONSIDER YOURSELF AT HOME! - Situated on a cul de sac location, this well presented four bedroom detached makes the ideal family home. Well placed to local amenities, transport links and great school catchment area. An idyllic residential location not to be missed...VIEW NOW!!!



Entrance Hall

Having a front facing double glazed door, a central heating radiator and a built in storage cupboard.

Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a central heating radiator and spotlights to the ceiling.

Lounge

18' 1" to maximum point x 10' 8" to maximum point (5.51m to maximum point x 3.25m to maximum point)
Having a front facing double glazed window, side facing double glazed French doors leading to the outside, rear facing French doors into the Conservatory and two central heating radiators.

Conservatory

11' 10" to maximum point x 10' 4" to maximum point (3.61m to maximum point x 3.15m to maximum point)
Having side facing double glazed French doors leading to the garden and an electric heater.

Reception Room

11' 7" into bay window x 10' 6" to maximum point (3.53m into bay window x 3.20m to maximum point)
Having a front facing double glazed bay window and a central heating radiator.

Office

9' to maximum point x 7' 9" to maximum point (2.74m to maximum point x 2.36m to maximum point)
Having a rear facing double glazed window and a central heating radiator.

Kitchen

18' 6" into recess x 13' 10" to maximum point (5.64m into recess x 4.22m to maximum point)
Fitted with a series of wall and base units housing the integrated fridge/freezer, the dishwasher and the range cooker with coordinating worktops housing the sink & drainer. Having a side facing double glazed door, a central heating radiator and spotlights to the ceiling.

Utility

5' 4" to maximum point x 7' 8" to maximum point (1.63m to maximum point x 2.34m to maximum point)
Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window along with space & plumbing for a fridge/freezer, a washing machine and a dryer.

Landing

Having a front facing double glazed window, a built in storage cupboard and providing access to the loft.

Bedroom One

10' 9" to maximum point x 9' 4" into built in wardrobe (3.28m to maximum point x 2.84m into built in wardrobe)
Having a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a heated towel rail and an extractor fan.

Bedroom Two

10' 6" to maximum point x 8' 11" (3.20m to maximum point x 2.72m)
Having a front facing double glazed window and a central heating radiator.

Bedroom Three

8' 11" to maximum point x 6' 6" to maximum point (2.72m to maximum point x 1.98m to maximum point)
Having a rear facing double glazed window and a central heating radiator.

Bedroom Four

6' 5" to maximum point x 10' 6" to maximum point (1.96m to maximum point x 3.20m to maximum point)
Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed

window, a heated towel rail and an extractor fan.

Outside

To the front is lawned garden and a drive providing off road parking with a car charging point.

To the rear is a well presented generous sized enclosed lawned garden with a patio area. There is a side gate providing access from the front and an outside tap.

Garage

The extended garage is fitted with a roller door & the combi boiler and provides additional storage space with a built in loft space. Having a rear door accessible from the rear garden.



view this property online williamhbrown.co.uk/Property/RTF114652



welcome to

Wellcliffe Close, Bramley Rotherham

- Four bedroom detached property
- Well presented and spacious accommodation throughout
- Perfect family home
- Drive & garage providing off road parking
- Front & rear garden

Tenure: Freehold EPC Rating: C

guide price

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114652



Property Ref:
RTF114652 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk