



Bawtry Road, Bramley Rotherham S66 2TP

welcome to

Bawtry Road, Bramley Rotherham

This larger than average home & plot offers masses of potential along with uninterrupted rear views. With 3 additional outdoor buildings, a 3 storey home and single storey extension all in immaculate condition A VIEWING IS A MUST TO TRULY APPRECIATE!

GUIDE PRICE £280,000 - £290,000



Entrance Hall

Having a upvc double glazed window to the side and a door to front. There is also a central heating radiator.

Entrance Porch

Benefiting from a upvc double glazed window to the side and door to the front.

Lounge

10' 11" x 12' 6" into bay window (3.33m x 3.81m into bay window)

A well presented lounge having a upvc double glazed bay window to the front and a central heating radiator.

2nd Reception Room

10' 3" x 14' 3" (3.12m x 4.34m)

Beautifully presented with upvc double glazed windows to side and upvc French doors to rear. There is also two central heating radiators.

Kitchen / Diner

11' 11" x 17' 4" into breast recess (3.63m x 5.28m into breast recess)

A modern style kitchen comprising of wall and base units with space for a range cooker. The island has the integrated dishwasher and fridge freezer. There is also upvc double glazed window to side & rear and a central heating radiator.

Utility Room

4' 10" x 9' 11" (1.47m x 3.02m)

Having upvc double glazed window to side and a central heating radiator.

Downstairs W.C.

Having a wash basin, low flush w.c, upvc double glazed window to the side and a central heating radiator.

Landing

Having a modern glass staircase, upvc double glazed window to front & side and a central heating radiator.

Bedroom One

10' 11" x 12' (3.33m x 3.66m)

Having access to the family bathroom, there is also upvc double glazed window to the rear and a central heating radiator.

Bedroom Two

10' 10" x 10' 9" (3.30m x 3.28m)

Having upvc double glazed window to front and a central heating radiator.

Bathroom

A modern style suite comprising of a paneled bath with shower over, wash basin and low flush w.c. There is also upvc double glazed window to rear and a central heating radiator.

Bedroom Three

17' to maximum x 11' 3" (5.18m to maximum x 3.43m)

Located on the second floor, benefiting from storage there is also upvc double glazed window to side.

En-Suite

Located on the second floor a suite comprising of a shower cubical, wash basin and low flush w.c. There is also two central heating radiators.

Outside

To the front of the property there is a gated driveway for multiple cars.

To the rear of the property there is a tiered patio with modern glass boundary, there is a lawned area and additional patio. Further parking to the rear provides space for ample vehicles

Garage

21' 6" x 19' 1" (6.55m x 5.82m)

Having an electric up and over door and benefiting from power, light and hot & cold running water. To the rear is a staircase leading to the 1st floor space that is currently used for storage and has a upvc circular window to the front.

Outside Utility/kitchen

This additional brick built utility room/ kitchen is fitted with a range of wall and base units. Benefitting from power, light and running water. To the rear of the building is a further storage space.

Summer House

Having upvc double glazed windows to both sides and upvc French doors to the front. The summerhouse benefits from power & light.



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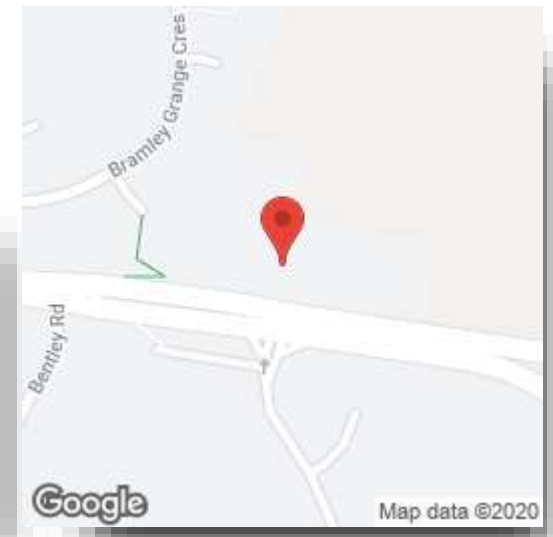
Bawtry Road, Bramley Rotherham

- Field views to rear
- Larger than average driveway
- Rear extension
- Potential for annex (subject to building regs)
- Perfectly placed for motorway links

Tenure: Freehold EPC Rating: D

guide price

£280,000 - £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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