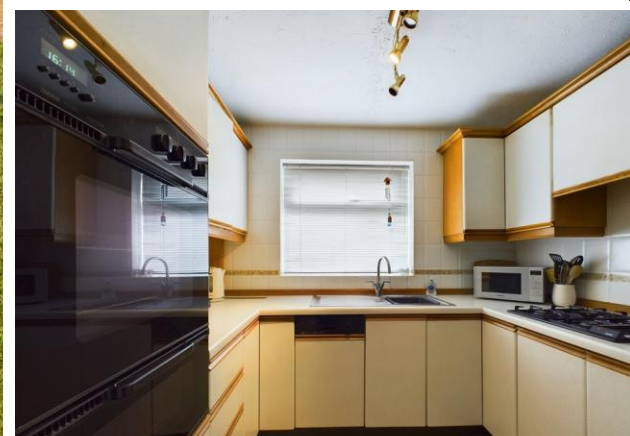


FOR SALE



Bramley Grange Crescent, Bramley
Asking Price Of £240,000


MARTIN & CO



Bramley Grange Crescent, Bramley

2 Bedrooms, 1 Bathroom

Asking Price Of £240,000

- Detached bungalow
- Extended
- Two double bedrooms
- Dressing area to master
- Conservatory

Discover the charm of this extended two-bedroom detached bungalow at Bramley Grange Crescent, nestled in the desirable Bramley area. Offered with no onward chain, this property is perfectly positioned on an impressive plot, appealing to a range of buyers including commuters, thanks to nearby M1 and M18 motorway access.

Step inside to find a welcoming entrance hall leading to a spacious lounge/dining room, complete with a stylish feature fireplace. The kitchen is equipped with a comprehensive range of fitted wall and base units, tailored for your culinary needs. The property boasts a family bathroom with a white three-piece suite.

Experience luxury in the extended master bedroom, which includes a convenient dressing area and an elegant archway to the main sleeping quarters. Additionally, a second double bedroom features patio doors opening onto a delightful rear conservatory, offering views of the beautifully landscaped garden.

The exterior of the home does not disappoint, featuring two well-maintained front lawns with a driveway leading to double gates. These open onto a generous drive with additional parking space beside the single garage-ideal for caravan storage. The rear



garden is a true oasis, complete with a paved patio, lush lawn, mature shrubs, trees, and a serene playing field backdrop.

This property is not just a home, but a lifestyle choice, ready to create lasting memories for its new owners."

ENTRANCE HALL An L shape entrance hall with coving to the ceiling, loft access, dado rail to half height and side facing entrance door.

LOUNGE/DINING ROOM With coving to the ceiling and delf shelf to either side of the room. The focal point of the room is the feature fire surround, front facing bow window and front facing patio doors.

KITCHEN Having a range of fitted wall and base units finished with oak trim, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, gas hob, eye level oven, space for fridge freezer, tiles splash backs and side

facing window.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiling to walls, airing cupboard and side facing window.

BEDROOM ONE An extended master bedroom with dressing area with coving to the ceiling, mirror fronted wardrobes to one wall and decorative arch leads through to the bedroom area which has coving to the ceiling, fitted wardrobes to one wall and side facing window.

BEDROOM TWO Having coving to ceiling, parquet style flooring and patio doors lead to the conservatory.

CONSERVATORY With side and rear facing windows and rear facing French style doors to the rear garden.

OUTSIDE To the front there are two well maintained lawns with drive between. Double gates open onto the



generous size block paved drive / parking area, with raised pebbled rockery. With single garage and further parking area to the side, ideal for a caravan. To the rear of the property is a beautifully maintained garden with block paved patio, lush lawn with mature shrubs and borders. There is a storage shed and to the rear of the property are playing fields.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.