



## Balmer Rise, Bramley, S66 1WG

£362,500

PRICED TO SELL NOW!!! Stunning extended detached house in popular location. Modern dining kitchen with appliances plus utility room, 3 further reception rooms, contemporary bathroom, en suite & 3 WC plus 3 well proportioned bedrooms.



# 15 Balmer Rise, Bramley, S66 1WG

We are delighted to offer for sale this modern and extended detached house located on this popular development with access to amenities and transport links plus within catchment of the well renowned and OFSTED 'Good' Wickersley School.

The property was constructed in 2010 by Jones Homes and has been improved, upgraded and extended to now offer spacious family living over 2 floors. As you would expect the property benefits from Nest controlled gas central heating and PVCu double glazing. There is a modern dining kitchen with granite worktops and appliances plus a contemporary bathroom, en suite and WC. Items of note include the rear reception room extension with bi fold doors, feature walk in bay windows to a number of rooms, internal oak doors, fitted wardrobes and alarm. there are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, rear reception room, study/snug, utility room and WC. Off the first floor landing are 4 well proportioned bedrooms, the master with en suite plus a family bathroom.

The property benefits from easy maintenance gardens with artificial turf plus patio areas plus external power and lights. There is a driveway leading to a single garage with remote controlled door, power and light plus eaves storage.

Tenure - Freehold  
Estate Management - £50 pa.  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With vinyl flooring.

### Lounge 16'0"(max) x 10'10"(max) (4.88m(max) x 3.32m(max))

With feature walk in bay window plus fitted carpets.

### Rear Reception Room 17'6" x 10'3" (5.35m x 3.13m)

With laminate flooring. Bi fold doors leading to rear garden.

### Study/Snug 12'11"(max) x 8'4"(max) (3.95m(max) x 2.55m(max))

With feature walk in bay window plus carpets and blinds.

### Dining Kitchen 25'9"(max) x 8'11" (max) (7.86m(max) x 2.74m(max))

Having a comprehensive range of modern wall and base units with complimenting granite worktops and tiling. With double oven, hob, hood, dishwasher, fridge and freezer plus 1.5 sink and mixer taps. With vinyl flooring and recessed spot lights. access to larder/store.

### Utility Room 8'0" x 5'2" (2.46m x 1.59m)

With modern units and granite worktops plus tiling and vinyl flooring.

### WC 8'1" x 3'3" (2.48m x 1.00m)

With modern white sanitary ware, half tiling and vinyl flooring.

## FIRST FLOOR

### Landing

With fitted carpets. Access to airing cupboard.

### Bedroom 1 15'6"(max) x 11'1"(max) (4.73m(max) x 3.38m(max))

With walk in bay window, carpets and blinds.

### En Suite 7'2"(max) x 5'7"(max) (2.20m(max) x 1.72m(max))

Having contemporary white sanitary ware with vanity basin, tiling, floor tiling, recessed spot lights and ladder radiator.

### Bedroom 2 14'5"(max) x 9'4"(max) (4.41m(max) x 2.87m(max))

With fitted wardrobes, carpets and blinds.

### Bedroom 3 11'11" x 8'4" (3.65m x 2.56m)

With carpets and blinds.

### Bedroom 4 11'1"(max) x 9'4"(max) (3.38m(max) x 2.86m(max))

With fitted wardrobes, carpets and blinds.

### Bathroom 7'8" x 5'5" (2.36m x 1.67m)

having contemporary white sanitary ware with shower and screen to bath, vanity, wall and floor tiling, recessed spot lights and chrome ladder radiator.

## EXTERNAL

The property benefits from easy maintenance gardens with artificial turf plus patio areas plus external power and lights. There is a driveway leading to a single garage with remote controlled door, power and light plus eaves storage.





