



## Brookhouse Dell, Thurcroft



Guide Price £300,000 to £325,000 - This FOUR bedroom detached home is well maintained and beautifully appointed throughout and is located on a small private road adjoining open countryside at the rear. It is within commuting distance to both Rotherham and Sheffield, and within easy reach of shops, schools and public transport links making it a PERFECT FAMILY PURCHASE. Accommodation comprises: Entrance Hall, Lounge, fabulous OPEN PLAN Kitchen Diner with centre island / breakfast bar and integral cooking appliances, CONSERVATORY extension, Utility Room, handy downstairs WC, Four double bedrooms, en-suite Shower Room and a modern Family Bathroom. It also comes with a generous integral Garage, double width driveway and fabulous rear and side low maintenance gardens with patio seating enjoying elevated views over allotments with a small brook to the lower parts. **\*\* VIEWING STRONGLY ADVISED \*\***





- Outstanding FOUR Bedroom Detached Family Home
- Well Maintained and Beautifully Appointed Throughout
- Private Cul de Sac Location with Elevated Views at the Rear
- Fabulous OPEN PLAN Kitchen Diner with Centre Breakfast Bar Island
- CONSERVATORY, Utility Room and Downstairs WC
- Four Double Bedrooms, En-Suite Shower Room and Stylish Modern Family Bathroom
- Integral Garage, Double Width Driveway, Beautiful Low Maintenance Gardens
- EPC to Follow

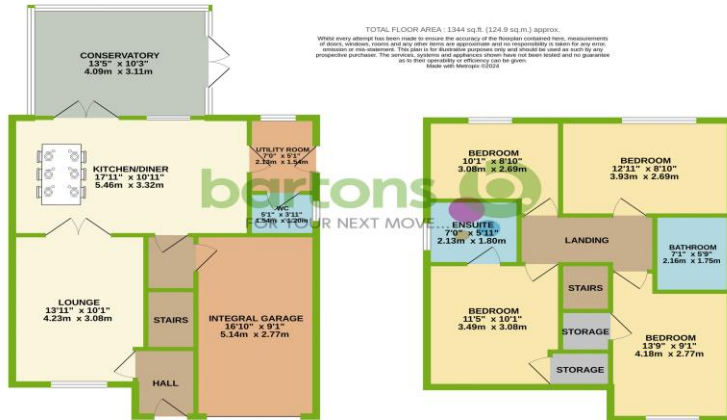


GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR  
597 sq.ft. (55.2 sq.m.) approx.

TOTAL FLOOR AREA: 1344 sq.ft. (124.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items, are approximate and no responsibility is taken for any error, omission or mis-statement. This applies to the floor plan drawings only and should be used as a guide for only prospective purchasers. This contract is made subject to the usual conditions of sale and no guarantee as to the quality or efficiency can be given. Please call before visiting.



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