



Brookside, Herringthorpe

Guide Price: £300,000 to £310,000



A fantastic opportunity to purchase this spacious SIDE EXTENDED Semi Detached property, perfectly positioned in the popular Herringthorpe area. This home is ideal for GROWING FAMILIES or anyone seeking generous and VERSATILE living space. The ground floor features an Entrance porch leading into a welcoming Hallway, a spacious Lounge, and a Dining room that flows beautifully into a larger than average Conservatory, perfect for relaxing or entertaining. There is also a downstairs Study, which could easily serve as a fourth Bedroom, along with an open-plan Kitchen complete with a breakfast bar, built-in oven, and integrated Fridge Freezer. Upstairs, a generous Landing has been thoughtfully designed as a dressing area, although it could also be used as an office to maximize space. The first floor offers THREE double Bedrooms, two of which include built-in wardrobes. The Master Bedroom benefits from a large En-suite fitted with a shower, sink and WC. A modern Family Bathroom provides both a bath and a separate shower tray. Outside, you'll find a large, peaceful rear Garden featuring a paved seating area, a detached Garage, a lawn, flower beds, and fruit trees. There is also a bark-laid play area ideal for children, complete with swings. The front of the property offers off-street parking with attractive views overlooking the surrounding woodlands.

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ACCOMMODATION

- 4-Bedroom Side-Extended Semi-Detached Home – Heart of Herringthorpe | Woodland Walks on Your Doorstep!
- Beautifully Appointed Lounge & Separate Dining Room
- Open Plan Kitchen Featuring Breakfast Bar
- Larger Than Average Conservatory To Rear
- THREE Double Bedrooms & Study!
- Driveway To Front & Detached Garage to Rear
- Peaceful Garden with Bark Laid Play Area
- Popular Residential Location close to Schools, Shops and Commuter Transport



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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
T: 01709 515740 E: info@bartons-net.co.uk

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