



## Briarwood Gardens, Sunnyside



**Guide Price £340,000 to £350,000 - This attractive executive style SIX BEDROOM detached home provides generous living accommodation within a desirable end of cul de sac field side location at Sunnyside. Sunnyside falls within the catchment for highly regarded schools at Wickersley and provides easy commuter access to Rotherham, the M1 and M18 motorway networks and has shops and bus routes all close by making it a TOP FAMILY PURCHASE. Ground floor accommodation comprises: Entrance Hall, spacious bay windowed Lounge with rear French doors to a separate Dining Room, STUDY, breakfasting Kitchen, UTILITY ROOM and a Downstairs WC. The first floor has four generous bedrooms, an en-suite shower room to the Master and a family bathroom, with the second floor having two further beautifully appointed double bedrooms, one with an additional en-suite shower room. Externally it comes with a DETACHED DOUBLE GARAGE, a double width driveway and at the rear is a privately enclosed garden with secure gated access to fields (handy if you are a dog walker!) VIEWING ADVISED.**



## ACCOMMODATION

- Attractive executive style SIX BEDROOM, two en-suite Detached
- High End FAMILY PURCHASE
- Pleasant field side end of cul de sac position (handy for dog walkers)
- Bay Windowed Lounge, Dining Room, STUDY
- Breakfasting Kitchen, separate Utility Room
- Detached Double Garage and double width driveway
- Easy access to Motorways and within the catchment for Wickersley School and Sports College



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