



Brookside

Main Street, Laughton



Blenheim
Park Estates

Exterior and Gardens

From Main Street, an opening gives access to the entrance of Brookside. To the front of the property, there is a block paved driveway with parking for five vehicles, exterior lighting, two gravelled areas and mature plants. Access can be gained to the detached single garage and a wood store.

Detached Garage

23'0 x 14'1 (7.00m x 4.29m)

Having a side facing UPVC double glazed window, roller shutter door, light and power.

From the driveway, a stone path provides access to the rear of the property and a step rises to the main entrance door. Directly in front of the main entrance door there is a garden that is mainly laid to lawn with mature plants and a tree.

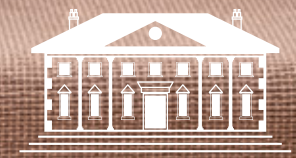
The stone path continues and wraps around the left-hand side of the property where there is exterior lighting, a small lawn and a gravelled area. Steps rise to a wrought iron pedestrian gate which opens to the rear of the property.





Entrance Hall

Offering a warm welcome and having recessed lighting, central heating radiators, deep skirtings and oak flooring. There is a Stovax log burner with a slate surround and hearth. Oak doors open to the lounge, open plan living kitchen, utility room, sitting room, bedroom 4 and bedroom 5.



Brookside

Welcome to Brookside

Brookside is an exceptional five bedroomed detached home nestled in the beautiful hamlet of Brookhouse. Offering delightful living spaces and a stunning exterior, this property is perfect for a growing family looking for a semi-rural retreat.

Located across the ground floor are three reception rooms including a light-filled open plan living kitchen that has integrated appliances. There is also a lounge which is perfect for relaxing and a further, flexible reception room that is currently used as a sitting room. Completing the ground floor is a utility room, boot room, double bedroom with an en-suite shower room and an additional good-sized bedroom.

Across the first floor are two sizeable double bedrooms, both with en-suites and a sumptuous master bedroom suite which has four areas including a beautiful bedroom, dressing room, a lounge area and an en-suite bathroom.

Brookside has a fabulous, well-maintained exterior. To the front, there is a large block paved driveway that has a lawned area and a detached garage. To the rear is a three-tiered garden, which is split into a large seating terrace and two lawns with mature plants and trees. The third tier has stunning views across the local countryside, making it the perfect spot for entertaining or, with planning permission, building a summerhouse to enjoy the warm nights.

Brookside is located in the village of Brookhouse, where there are amenities, including a public house and the Brookhouse Cricket Club. The property is well connected to a range of schooling and conveniences in the surrounding areas, such as public houses, shops, restaurants and cafes. Within the local area, access can be gained to public footpaths that meander through the nearby countryside and link with the historic site of Roche Abbey. The property is also conveniently located for access to the M1 and M18 motorways, providing links to Leeds, Nottingham, London and the North East.

The property briefly comprises of on the ground floor:

Entrance hall, lounge, open plan living kitchen, boot room, storage cupboard, utility room, WC, sitting room, bedroom 4, bedroom 4 en-suite shower room and bedroom 5.

On the first floor: Landing, bedroom 3, bedroom 3 en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, bedroom 2 balcony, storage room and master bedroom suite.

Ground Floor

A composite door with double glazed obscured panels opens to the:

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Lounge

20'8 x 14'10 (6.30m x 4.53m)

A beautiful lounge with front and side facing UPVC double glazed windows, recessed lighting, oak shelving, central heating radiator, TV/aerial point and timber flooring.

Open Plan Living Kitchen

26'4 x 26'2 (8.03m x 7.98m)

An exquisite, light-filled space with a partially vaulted ceiling, Velux roof windows, side and rear facing UPVC double glazed windows, recessed lighting, pendant light points, central heating radiators, TV/aerial point and timber flooring. There is a range of fitted base/wall and drawer units, incorporating granite work surfaces, upstands and a 2.0 bowl Belfast-style sink with a chrome mixer tap. A central island, with a granite work surface, has the provision to seat four people. Appliances include a Rangemaster range cooker with a three-ring electric hob, two ovens, extractor fan, under-counter fridge and a Neff dishwasher. There is the provision for a full-height fridge/freezer. A timber door opens to the boot room and double UPVC doors with double glazed panels and apex panels above open to the rear of the property.

Boot Room

10'8 x 8'0 (3.25m x 2.43m)

With a rear facing UPVC double glazed window, recessed lighting, central heating radiator and timber flooring. There is a fitted base unit with an inset 1.0 bowl stainless steel sink with a chrome mixer tap, and a range of fitted furniture, including shelving, coat hooks and a bench. A timber door opens to the storage cupboard and a timber door with a double glazed panel opens to the rear of the property.

Lounge

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A beautiful lounge with front and side facing UPVC double glazed windows, recessed lighting, oak shelving, central heating radiator, TV/aerial point and timber flooring.





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Open Plan Living Kitchen Continued

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Sitting Room

28'7 x 10'4 (8.70m x 3.15m)

A flexible and spacious room with side and rear facing UPVC double glazed windows, recessed lighting, central heating radiators, TV/aerial point, deep skirtings and timber flooring. A composite door with an obscured double glazed panel opens to the side of the property and double UPVC doors with matching side panels open to the rear of the property.





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Bedroom 4
17'2 x 12'8 (5.22m x 3.87m)

A generously proportioned double bedroom suite with a front facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. A timber door opens to the bedroom 4 en-suite shower room.



Bedroom 4 En-Suite Shower Room

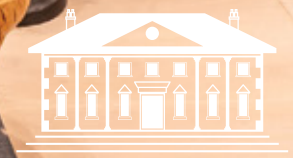
A well-appointed shower room with a side facing UPVC obscured double glazed window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and two pedestal wash hand basins with traditional chrome taps. To one corner, there is a separate wet room shower enclosure with a fitted shower and an additional hand shower facility.



Bedroom 5
15'7 x 13'11 (4.75m x 4.23m)

Currently used as an office but could be easily used as a fifth bedroom if required. Having a front facing UPVC double glazed window, recessed lighting, central heating radiator, telephone point and timber flooring. There are fitted wardrobes, incorporating double timber doors opening to long hanging and a separate timber door opening to shelving.





Brookside



Filled with Bright, Versatile Reception Rooms and Having Two Bedrooms on the Ground Floor

Storage Cupboard

Having a flush light point, timber flooring and housing the Vaillant hot water cylinder.

From the entrance hall, a timber door opens to the:

Utility Room

A functional room with motion sensor recessed lighting, extractor fan, central heating radiator, deep skirtings and timber flooring. There is a range of fitted base and wall units with an oak work surface and space/provision for a washing machine and a tumble dryer. A timber door opens to the WC.

WC

Having recessed lighting, extractor fan, fitted shelving, central heating radiator and tiled flooring. There is a suite in white comprising a low-level WC and a pedestal wash hand basin with traditional chrome taps.

From the entrance hall, a timber door opens to the:

Sitting Room

28'7 x 10'4 (8.70m x 3.15m)

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Bedroom 4

17'2 x 12'8 (5.22m x 3.87m)

A generously proportioned double bedroom suite with a front facing UPVC double glazed window, recessed lighting, central heating radiator, TV/aerial point and deep skirtings. A timber door opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

A well-appointed shower room with a side facing UPVC obscured double glazed window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and two pedestal wash hand basins with traditional chrome taps. To one corner, there is a separate wet room shower enclosure with a fitted shower and an additional hand shower facility.

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From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

Having recessed lighting and deep skirtings. Timber doors open to bedroom 3, bedroom 2, storage room and master bedroom suite.

Bedroom 3

19'8 x 19'0 (6.00m x 5.80m)

A sizeable double bedroom with Velux roof windows, recessed lighting, central heating radiator, TV/aerial cabling, deep skirtings and timber flooring. Access can be gained to loft storage. Timber double doors open to a storage cupboard with short hanging and shelving. A timber door opens to the bedroom 3 en-suite shower room.

Bedroom 3 En-Suite Shower Room

A modern en-suite with recessed lighting, an extractor fan, partially tiled walls, chrome heated towel rail and timber flooring. There is a suite in white comprising a RAK Ceramics low-level WC and a wash hand basin with a mixer tap and storage beneath. There is a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

Bedroom 2

23'0 x 10'3 (7.00m x 3.13m)

A large double bedroom with a side facing UPVC double glazed window, recessed lighting, central heating radiators, TV/aerial point, deep skirtings and timber flooring. A ladder rises to a mezzanine which could be used for storage. A timber door opens to the bedroom 2 en-suite shower room and double UPVC doors with double glazed panels open to the bedroom 2 balcony.

Bedroom 2 En-Suite Shower Room

Having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a separate shower enclosure with a fitted rain head shower and a glazed screen/door.

Bedroom 2 Balcony

10'6 x 4'3 (3.20m x 1.30m)

Overlooking the property's garden and having recessed lighting, provision for seating and being enclosed by glazed balustrading.

Storage Room

A large space for storage.



Bedroom 3
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A sizeable double bedroom with Velux roof windows, recessed lighting, central heating radiator, TV/aerial cabling, deep skirtings and timber flooring. Access can be gained to loft storage. Timber double doors open to a storage cupboard with short hanging and shelving. A timber door opens to the bedroom 3 en-suite shower room.



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Bedroom 3 En-Suite Shower Room

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10'6 x 4'3 (3.20m x 1.30m)

Overlooking the property's garden and having recessed lighting, provision for seating and being enclosed by glazed balustrading.



Master En-Suite Bathroom

A luxurious bathroom with a side facing UPVC double glazed obscured window, recessed lighting, wall-mounted light points, partially tiled walls, central heating radiator, chrome heated towel rail, deep skirtings and tiled flooring. There is a suite in white comprising a low-level WC and a RAK Ceramics wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a freestanding roll top bath, a chrome mixer tap and an additional hand shower facility. There is a separate shower enclosure with a fitted rain head shower, inset shelving and a glazed screen/door.



Master Bedroom Lounge
15'7 x 10'10 (4.76m x 3.30m)

With recessed lighting, central heating radiator, deep skirtings and tiled flooring. Timber doors open to the master en-suite bathroom and master dressing room.



Master Bedroom
17'1 x 14'8 (5.20m x 4.48m)

A stunning bedroom with a Velux roof window, front facing UPVC double glazed windows, recessed lighting, central heating radiators, deep skirtings and timber flooring.





Master Dressing Room
11'4 x 11'0 (3.46m x 3.35m)

Providing ample space for dressing room storage with a Velux roof window, recessed lighting, central heating radiator, deep skirtings and timber flooring. An opening gives access to the master bedroom.



Brookside



Off-Road Parking for Five Vehicles and a Large Detached Garage

Master Bedroom Suite

A sumptuous master bedroom suite with four different areas, creating a wonderful space to retreat.

Master Bedroom Lounge

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With recessed lighting, central heating radiator, deep skirtings and tiled flooring. Timber doors open to the master en-suite bathroom and master dressing room.

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Detached Garage

23'0 x 14'1 (7.00m x 4.29m)

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From the driveway, a stone path provides access to the rear of the property and a step rises to the main entrance door. Directly in front of the main entrance door there is a garden that is mainly laid to lawn with mature plants and a tree.

The stone path continues and wraps around the left-hand side of the property where there is exterior lighting, a small lawn and a gravelled area. Steps rise to a wrought iron pedestrian gate which opens to the rear of the property.

The path continues to the rear of Brookside where there is a large seating terrace set within gravel that has exterior lighting, external power points and a water tap. Access can be gained to the sitting room. There is an additional stone flagged patio that provides seating and access to the living kitchen.

The first level is mainly laid to lawn and has planted borders and hedging. To one side of the garden, an opening leads to a stone flagged seating terrace. The seating terrace has a gravelled border with plants. Stone steps rise to the second level of the tiered garden, which is mainly laid to lawn and has excellent views of nearby countryside.

From the seating terrace, a stone path leads down to the detached store, the boiler room and the detached garage.

Store

8'5 x 4'11 (2.56m x 1.50m)

With light and power.

Boiler Room

11'4 x 8'5 (3.45m x 2.56m)

With a rear facing UPVC double glazed window, light, power and housing the boiler.

To the left hand side of the garage there is an oil storage tank and a small brook that runs down the side of the property. The rear is enclosed by timber fencing.

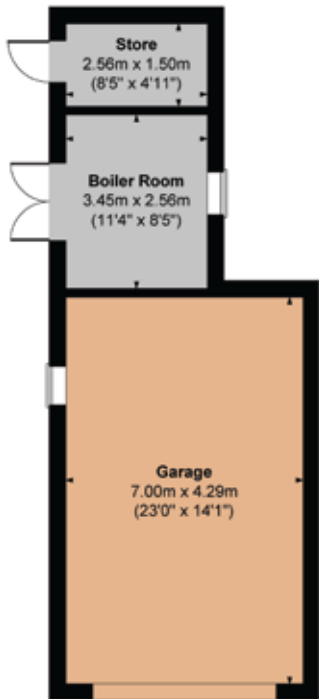




TOTAL APPROXIMATE
FLOOR AREA
(OUTBUILDINGS INCLUDED)
4397 SQ.FT. (408.5 SQ.M.)



GROUND FLOOR
APPROXIMATE FLOOR AREA
2386 SQ.FT. (221.7 SQ.M.)



GARAGE
APPROXIMATE FLOOR AREA
460 SQ.FT. (42.7 SQ.M.)



FIRST FLOOR
APPROXIMATE FLOOR AREA
1551 SQ.FT. (144.1 SQ.M.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Exterior and Gardens Continued

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Stunning Exterior Including a
Three Tiered Garden to the Rear





Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: F

Services: Mains water, mains drainage, mains electric and an oil tank.
The broadband is fibre and the mobile phone signal quality is moderate.

Rights of Access/Shared Access: None.

Covenants/Easements or Wayleaves and Flood Risk: None and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Brookside

Main Street, Brookhouse, Laughton,
Sheffield, South Yorkshire S25 1YA

Offers in the Region of £895,000