

PRESTIGIOUS HOMES

merryweathers
Est. 1832

Church Lane, Bramley, Rotherham, S66 2RU

Offers Around £450,000

OFFERED WITH NO VENDOR CHAIN. Occupying a substantial plot amounting to approximately 0.5 acre in the former grounds of Bramley Park is this DETACHED BUNGALOW which offers SPACIOUS AND VERSATILE ACCOMMODATION. The bungalow is situated on a quiet backwater set back off Church Lane and is literally only a moments drive from Wickersley School and Sports College, the M18 intersection and the centre of Wickersley which offers a wide and varied complement of shopping facilities and amenities. The gardens are an undoubted feature and offer a high degree of privacy and tranquility.

SUN LOUNGE

18'4" x 15'6"

An 'L' shaped room which encompasses a seating area/Study positioned to overlook the gardens, Accessed by a timber entrance door with uPVC windows. Electric night storage radiator

DINING ROOM

10'4" x 9'

With electric night storage radiator . An archway leads into the Reception Hall

LOUNGE

19'1" x 16'6"

A bright and spacious room having two uPVC windows and patio doors,

fireplace surround and two electric night storage radiators. Glazed triple doors open into the Dining room

KITCHEN

15' x 11'

Re-fitted with an extensive range of bespoke base and wall units with contrasting work surfaces and inset sink with monobloc tap set beneath the uPVC window. Integrated halogen hob with extractor above and double oven and microwave to one side.

INNER HALL

With night storage radiator and walk-in storage cupboard.

BEDROOM ONE

20'2" x 13'1"

Having two uPVC windows, fitted wardrobes to one wall and electric night storage radiator

BEDROOM TWO

12'1" x 12'0"

The measurement taken to the built-in wardrobes with hanging robes and shelving. .uPVC window and electric night storage radiator

BEDROOM THREE

11'7" x 9'9"

Having two uPVC windows and electric night storage radiator

BATHROOM

11'7" x 6'2"

Comprising of a whirlpool bath with

'Mira' shower and screen, close coupled W.C and vanity unit. Tiling to the walls and floor, electric heated towel rail/radiator, two uPVC opaque glazed windows and cupboard.

SHOWER ROOM

With shower cubicle, close coupled W.C. and vanity wash hand basin. Tiling to the walls and floor and electric heated towel rail.

ENTRANCE LOBBY/UTILITY ROOM

14'10" x 9'4"

With fitted base and wall units, wine rack, inset polycarbonate sink, plumbing for washer. Floor-to-ceiling cupboards. uPVC entrance door and window. Airing cupboard

STOREROOM

17'10" x 9'10"

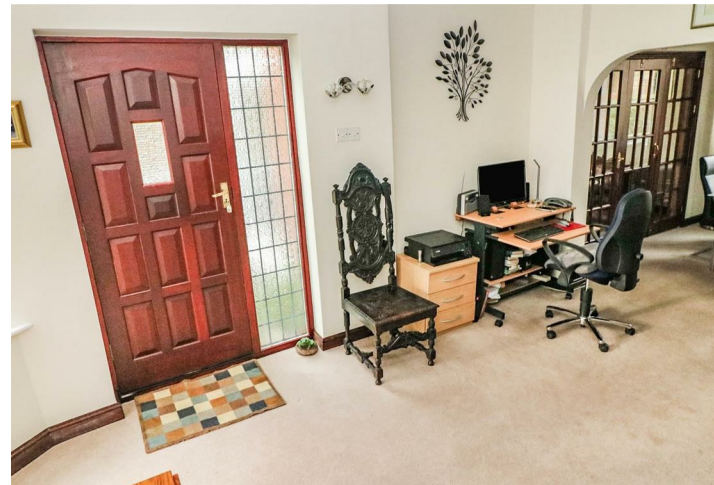
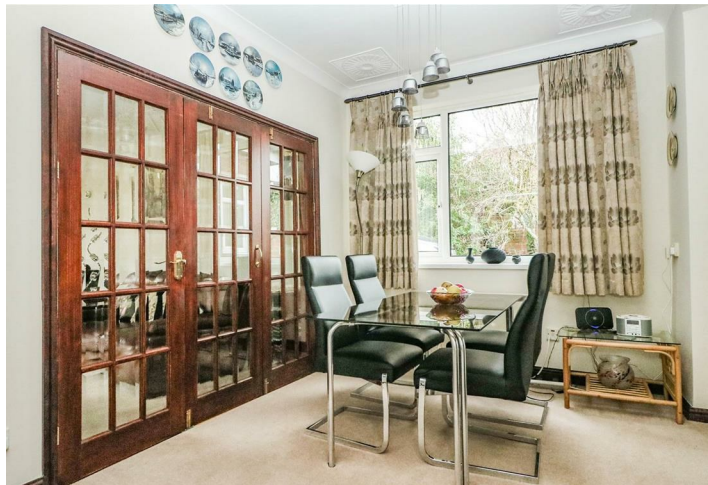
With uPVC windows

OUTSIDE

The bungalow occupies a substantial plot totalling approximately 0.5 acre in the former grounds of Bramley Park. The gardens offer a wide and varied array of plants and shrubs with meandering paths, lawns and ornamental pond. A tarmac drive gives access to the DETACHED BRICK GARAGE and Carport attached to the bungalow.

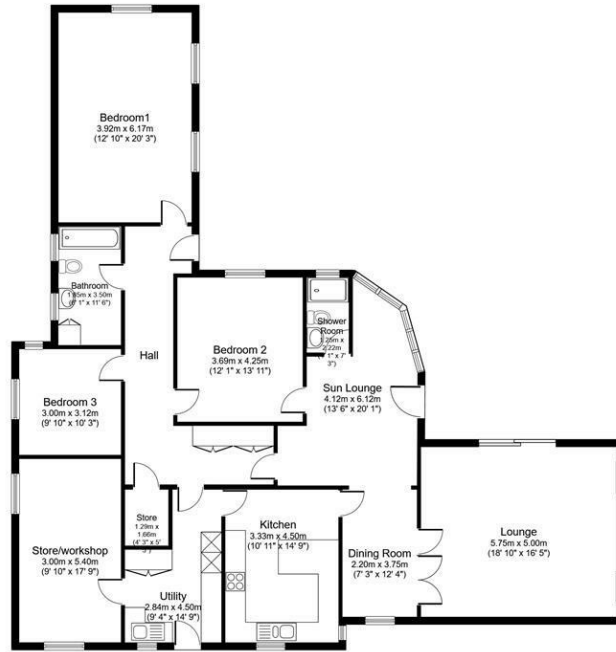
MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band E



Floor Plan

42, Church Lane, Bramley, ROTHERHAM, S66 2RU



Floor Plan

Floor plans are for identification purposes only. All measurements are approximate.

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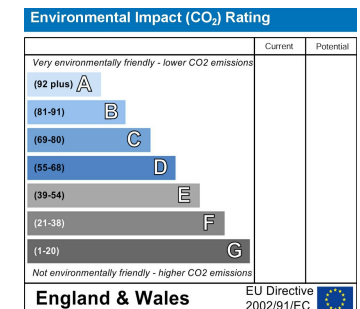
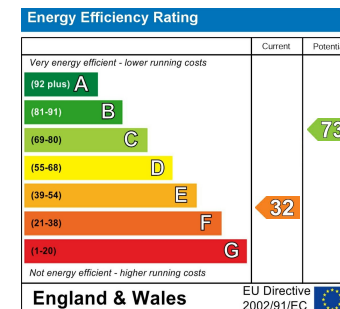
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Area Map



Energy Efficiency Graph



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