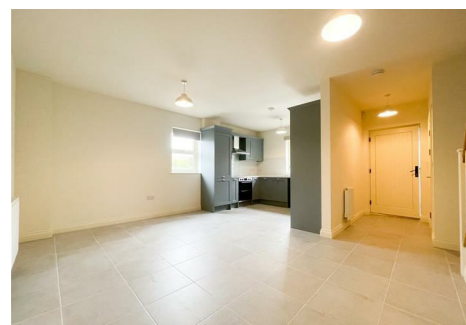




Hazel Lea Cottage, Hazel Lea Cottage, Old Bradfield Waterworks, Bradfield S6

£1,900 Per Calendar Month

- NEW BUILD FAMILY HOME
- OPEN PLAN LIVING SPACE
- MODERN FIXTURES AND FITTINGS
- OFF ROAD GATED PARKING FOR TWO VEHICLES
- £2192 BOND
- FOUR SPACIOUS BEDROOMS
- LARGE LOUNGE
- FRONT AND REAR GARDENS
- £1900 PCM
- COUNCIL TAX BAND TBC

Hazel Lea Cottage, Hazel Lea Cottage, Old Bradfield Waterworks, Brdafiield, S6

The Old Bradfield Waterworks offers four cottages, two of which are available now and have been completed to a high standard throughout.

Each cottage comprises of a large lounge and an open-plan kitchen/diner with a useful utility cupboard and downstairs WC. Stairs lead to four bedrooms, including a principal bedroom with en-suite, as well as a family bathroom.

Outside, the properties benefit from both front and rear gardens with off-road gated parking for two vehicles.

Set in the heart of Bradfield, these cottages provide an excellent opportunity to enjoy modern living in a well-connected village location.



4



2



1



B

Council Tax Band: New Build



OPEN PLAN KITCHEN/DINER

The front door opens to reveal a spacious entrance hallway, for security there is a burglar alarm. The property comprises a mix of Porcelanosa tiled floors, oak flooring, soft carpeting in muted tones, whilst all doors are solid shaker oak tongue and groove style setting the tone for a high quality residence. Accessed off the hallway is a beautiful heritage blue shaker style kitchen which provides a contemporary take on the traditional look of this style, complete with Porcelanosa tiled floor, appliances include double electric oven and extractor, with a housing for tenants own dishwasher and full height fridge freezer, a single sink below the window and useful range of cabinets and drawers for all storage requirements to be met with ease, windows display beautiful fully fitted coordinated Roman blinds showing views over the front of the property whilst timber doors reveal a second side aspect. The final ground floor room reveals a useful laundry area providing space for a washing machine, tumble dryer and work surface all of which contribute to a useful workspace for laundry duties to be completed with ease.

LOUNGE

The lounge is accessed beyond the kitchen this features beautiful oak door and hardwood flooring, with half glazed single door to the garden and a large window overlooking the garden outside, allowing light in and having fully fitted colour coordinated blind in muted tones allowing residents to easily match their interiors.

WC

A further door off the entrance reveals WC Cloakroom.

STAIRS & LANDING

The softly carpeted stairs rise to the first floor landing.

BEDROOM ONE WITH EN-SUITE

From this floor are 4 bedrooms, the primary bedroom is en-suite and features a window affording views across the countryside beyond and is generously dressed with blackout Roman blinds to ensure no light interruption to sleep the en-suite here features a beautiful en-suite complete with Porcelanosa tiled floor, wc, basin, full height heated towel rail, spacious shower with both fixed and variable height shower heads to provide the optimum showering experience for each of the residents.

BEDROOM TWO

From the generous landing is a further double bedroom with a window with views over the surrounds.

BEDROOM THREE

The landing also leads to a third double bedroom and provides a countryside view outside, accommodating either double or king sized bed.

BEDROOM FOUR

A fourth single bedroom is calm and soothing in a quiet palette this room features a further large window with blackout bespoke Roman blinds.

All bedrooms feature luxurious fitted blackout blinds to ensure a peaceful nights rest for occupants, soft carpets underfoot and additionally each comprises double sockets in the corner of every room and Tv points to all rooms.

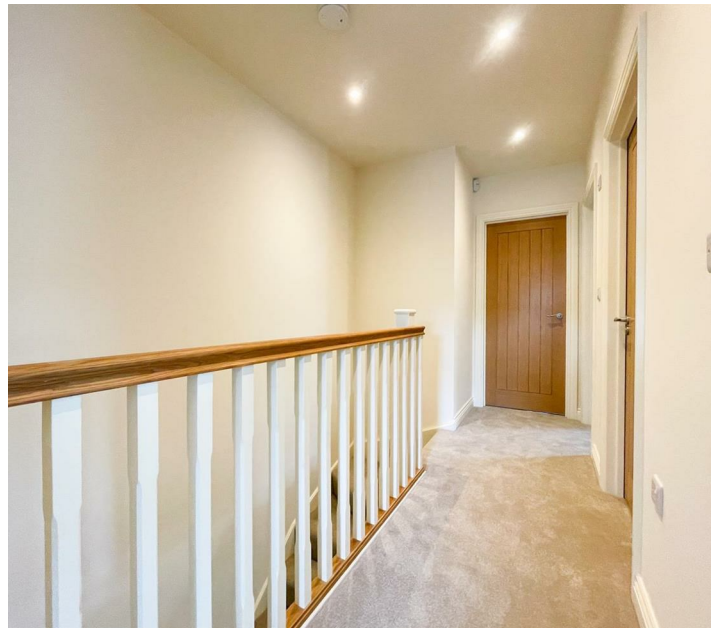
FAMILY BATHROOM

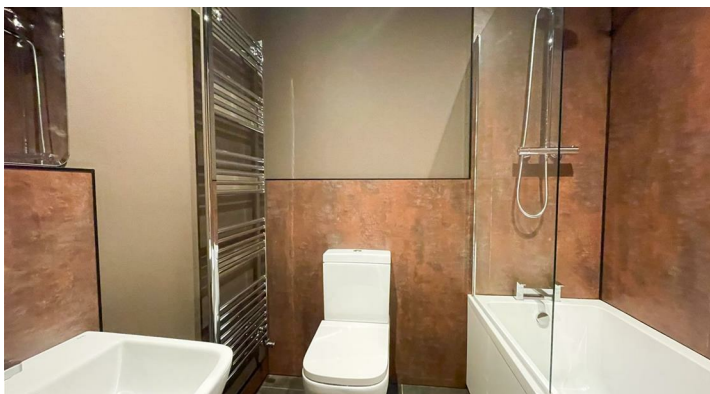
The family bathroom is also situated at first floor level and comprises Porcelanosa tiled floors, wc, basin, full height chrome heated towel rail, heated and illuminated mirror, full size bath with shower above, offering flexible bathing options for users.

OUTSIDE

Externally the residence benefits from its own garden with hedges, further access to the communal gardens, two dedicated car parking spaces in the secure off road gated car park, cycle parking, and paid access to vehicle charging points on site.

Dedicated front and rear access to this cottage is available and the cotage holds two dedicated spaces at the rear of the garden.







Directions

Viewings

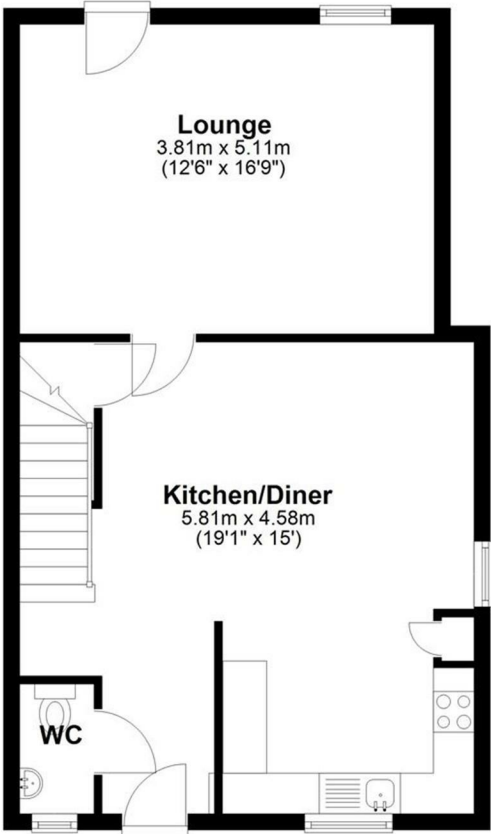
Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

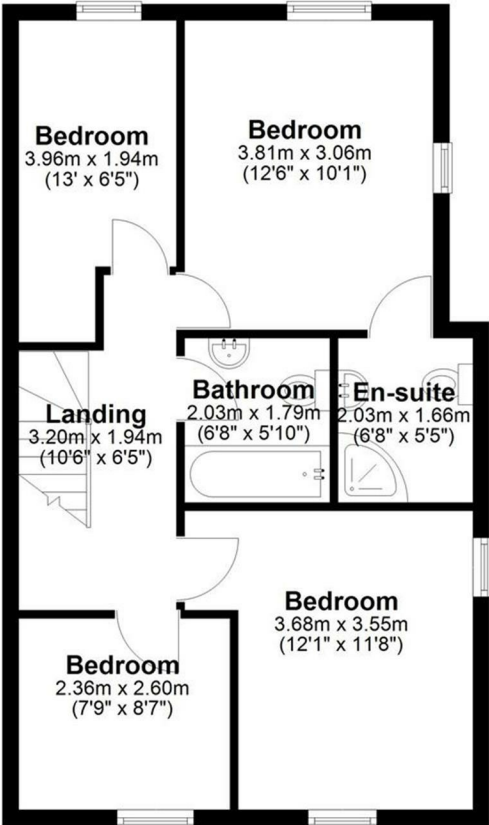
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx. 52.5 sq. metres (564.8 sq. feet)



Approx. 52.5 sq. metres (564.8 sq. feet)



Total area: approx. 105.0 sq. metres (1129.7 sq. feet)