



**Nabeel Court, Broom ROTHERHAM S60 2PL**

**welcome to**

**Nabeel Court, Broom ROTHERHAM**

£320,000 - SO MUCH ROOM FOR ACTIVITIES - Located in a highly sought after area is this SIX bedroom detached property boasting spacious accommodation throughout. Being well placed to local amenities & transport links & having off road parking...CALL TO VIEW NOW!!!



### **Entrance Hall**

Having a front facing door.

### **Downstairs Wc**

Fitted with a hand wash basin & a WC. Having a side facing window.

### **Kitchen**

10' 7" x 18' 9" ( 3.23m x 5.71m )

Fitted with wall and base units housing the hob & oven with space for a fridge/freezer & a washing machine and worktops housing the sink & drainer. Having a front & side facing window.

### **Lounge**

14' 5" x 17' 4" into bay window ( 4.39m x 5.28m into bay window )

Having a rear facing double glazed bay window & a radiator.

### **Dining Room**

10' 9" x 9' 6" ( 3.28m x 2.90m )

Having a radiator.

### **Rear Porch**

Having a built in storage cupboard.

### **Bedroom One**

13' 5" x 12' 6" plus fitted wardrobes ( 4.09m x 3.81m plus fitted wardrobes )

Having a rear facing double glazed window, a radiator & fitted wardrobes.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a side facing window.

### **Bedroom Two**

8' 8" x 16' 8" ( 2.64m x 5.08m )

Having three front facing double glazed windows.

### **Bedroom Three**

16' 10" x 11' 6" ( 5.13m x 3.51m )

Having a side facing window and a radiator.

### **Shower Room**

Situated on the ground floor fitted with a shower, a hand wash basin & a WC. Having a side facing window.

### **Bedroom Four**

11' 9" x 14' 7" ( 3.58m x 4.45m )

Having a front facing double glazed window & a radiator.

### **Bedroom Five**

12' 7" x 9' 4" ( 3.84m x 2.84m )

Having a front facing double glazed window and a radiator.

### **Bedroom Six**

9' 8" x 9' 7" ( 2.95m x 2.92m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing window and a radiator.

### **Outside**

To the front of the property is a drive providing off road parking.

To the rear is a patio.



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welcome to

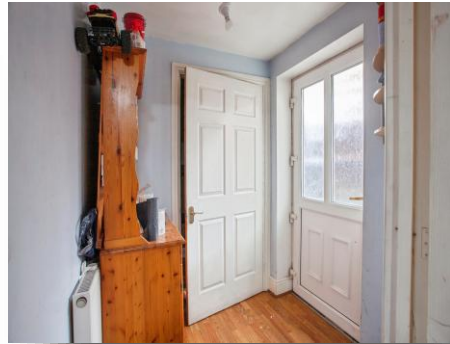
## Nabeel Court, Broom ROTHERHAM

- Six bedroom detached property - Three bathrooms inc En Suite
- Spacious throughout - will benefit from renovations
- Located in a highly sought after area
- Drive providing off road parking
- Low maintenance patio

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £320,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114811 - 0005

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