UNITED UH HOMES









No. 3 Old Bradfield Waterworks, Bradfield, S6

£1,500 Per Calendar Month

- HISTORIC CHARM MEETS MODERN LUXURY
- CONTEMPORARY INTERIOR
- COMMUNAL GARDENS & SECURE PARKING
- RENT - £1500PCM
- COUNCIL TAX BAND - TBC
- LUXURY 3 BED DUPLEX
- LARGE OPEN PLAN LIVING SPACE
- CHARMING VILLAGE LOCATION
- BOND - £1730

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This luxury duplex property offers modern living with bedrooms located at ground floor level to take advantage of the quieter rear locations and limited windows on the elevation, while the spacious and fully equipped open plan living space is located upstairs maximising natural light.

In brief, the property comprises of a welcoming entrance hall, three good sized ground floor bedrooms including a principal bedroom with en-suite shower room, as well as a separate modern family bathroom. Stairs rise to the fully equipped open-plan kitchen, dining, and living area, with useful utility area and seperate wc.

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Council Tax Band: New Build







SUMMARY

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. The property offers modern living with bedrooms located at ground floor level to take advantage of the quieter rear locations and limited windows on the elevation, while the fully equiped kitchen, living and dining areas are located upstairs.

COMMUNAL ENTRANCE

Access to this residence which spans two floors is via the secure resident exclusive use central soaring Moorish inspired atrium complete with tiled mosaic floors and winter garden planters.

ENTRANCE HALL

The front door opens into an impressive and spacious reception hallway, beautifully finished with muted dove-grey Porcelanosa floor tiles. Security features include a video entry system and burglar alarm. A staircase rises to the first floor, while solid internal doors lead to three generously proportioned ground-floor bedrooms, the family bathroom, and a practical storage cupboard. The hallway benefits from painted walls, recessed ceiling spotlights and a central heating radiator, creating a bright and welcoming first impression.

GROUND FLOOR BEDROOM TWO

Accessed from the entrance hallway, this generously proportioned ground-floor double bedroom enjoys a delightful outlook over the winter garden planting within the light-filled atrium. A large window allows natural light to filter through the space, while blackout-lined curtains provide comfort and privacy. The room is finished with a soft fitted carpet, painted walls, a high ceiling with pendant lighting, and a central heating radiator, creating an inviting and restful environment.

FAMILY BATHROOM

Further along the hallway, a solid oak tongue-and-groove internal door opens into a spacious family bathroom, beautifully appointed in a contemporary bronze colour scheme. The bathroom features Porcelanosa tiled flooring, a WC, wash hand basin, full-height chrome heated towel rail, and a heated, illuminated mirror. A full-size bath with shower over provides flexible bathing options to suit a range of preferences. The room is completed with recessed ceiling spotlights and an extractor fan, creating a stylish and practical family bathroom.

GROUND FLOOR BEDROOM ONE

Located to the rear of the property, the principal bedroom is a generously proportioned and peaceful retreat. The room offers a useful area of additional floor space, ideal for a dressing area, wardrobes, or a dedicated seating nook. Finished with painted walls, a ceiling light point and central heating radiator, providing both comfort and practicality.

EN-SUITE SHOWER ROOM

The bedroom is further enhanced by a stylish en-suite shower room, featuring a Porcelanosa tiled floor, WC, wash hand basin, and a full-height heated towel rail. A spacious walk-in shower is fitted with both a fixed rainfall shower head and a variable-height handheld shower attachment, providing a flexible and comfortable showering experience to suit individual preferences. The en-suite is completed with recessed ceiling spotlights and an extractor fan, combining practicality with contemporary design.

GROUND FLOOR BEDROOM THREE

Also located on this level is a further spacious double bedroom positioned to the rear of the property. Like all of the bedrooms, it is designed with comfort in mind and benefits from luxurious fitted blackout blinds or curtains to help ensure a peaceful night's rest. A soft fitted carpet provides warmth and comfort underfoot, while practical features include double power sockets and a TV point. The room is completed with recessed ceiling spotlights and a central heating radiator, creating a comfortable and well-equipped living space.

OPEN PLAN LIVING SPACE

The solid oak staircase rises to the first floor, revealing an impressive open-plan lounge, dining, and kitchen area. Windows frame attractive views of the surrounding countryside, while fitted roller blinds provide privacy when required. A substantial skylight floods the space with natural light, enhancing the bright and airy atmosphere.

A combination of wall lights and ceiling lighting creates a versatile and welcoming environment, suitable for both

everyday living and entertaining. The space benefits from central heating radiators throughout, with oak flooring defining the lounge area and Porcelanosa tiled flooring to the kitchen area, subtly distinguishing each zone while maintaining a cohesive design.

KITCHEN

The kitchen and dining area is beautifully appointed with a stunning contemporary kitchen, featuring sleek slab-style cabinetry and a range of integrated appliances. These include a full-height fridge freezer, double electric oven with extractor hood, integrated dishwasher, and a single-bowl sink. An excellent selection of cabinets and drawers provides ample storage, ensuring all day-to-day requirements are met with ease.

Designed with both functionality and style in mind, the dining area offers ample space for family meals and entertaining. Solid internal doors provide access to a useful utility room and a separate WC, adding further practicality to this well-designed living space.

UTILITY / WC

Cleverly integrated within this area is a practical laundry space, featuring a washing machine, tumble dryer, and full-height storage cabinetry. Thoughtfully designed to maximise functionality, this well-equipped utility area provides an efficient workspace where everyday laundry tasks can be completed with ease.

Completing the first-floor accommodation and accessed directly from the kitchen is a useful guest WC. The room comprises a WC, wash hand basin, and a heated towel rail, providing both convenience and additional drying space.

ATTRACTIVE COMMUNAL GARDEN & SECURE PARKING

Externally, the residence benefits from access to beautifully maintained communal gardens, providing attractive and peaceful outdoor space for residents to enjoy. The property further includes two dedicated parking spaces within a secure, gated off-road car park, along with cycle storage facilities. In addition, there is access to on-site electric vehicle charging points, available on a paid basis, offering convenient and future-proofed parking solutions.



























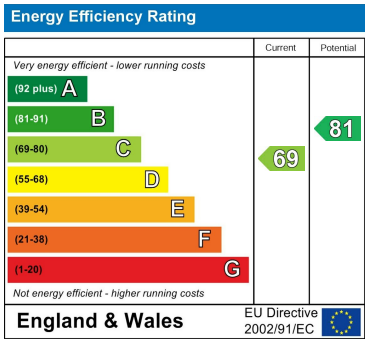
Directions

Viewings

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

EPC Rating:

C





Total area: approx. 134.5 sq. metres (1447.5 sq. feet)

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