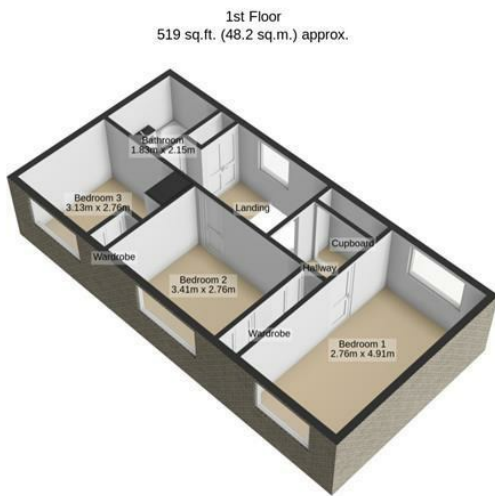
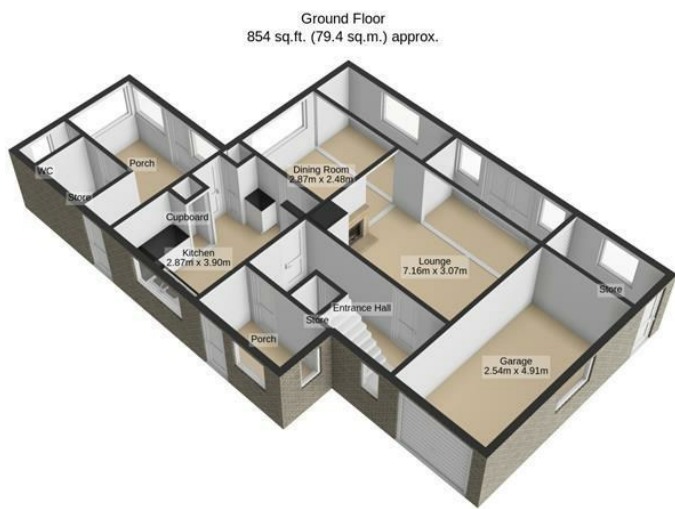
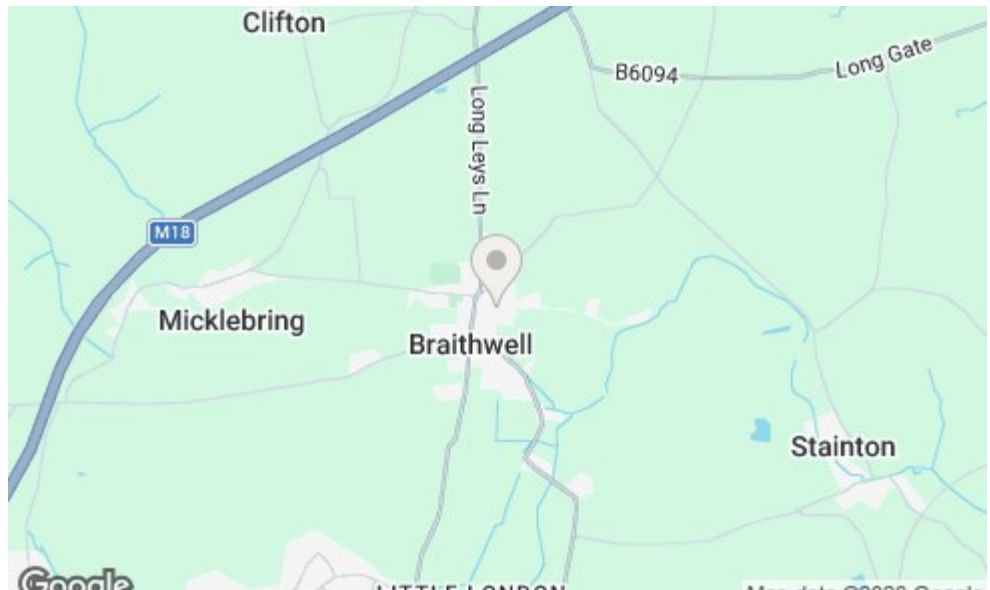




Total Floor Area : 1373 sq.ft. (127.6 sq.m.) approx.
 For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



Bakewell
 3 Royal Oak Place
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Rotherham
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 Wickersley
 Rotherham S66 2BW
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16, Austwood Lane, Rotherham, S66 7AX

Guide Price £400,000

16 Austwood Lane, Braithwell,
Rotherham, S66 7AX

Guide Price £400,000 - £450,000
This fabulous three bedroom detached property presents a wonderful opportunity to make a lovely family home your own, enjoying a peaceful semi-rural setting within the ever-popular village of Braithwell. Surrounded by attractive countryside and open rural views, the location offers the best of both worlds, providing a quieter village lifestyle while remaining conveniently placed for excellent transport links, local amenities and nearby towns.

The property is approached via a large entrance porch, providing a useful store cupboard and access to a downstairs WC. From here, you move through into the spacious rear-facing lounge diner, which provides a comfortable and versatile space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating a lovely connection with the outside space. The contemporary kitchen is positioned to the front of the property and provides a practical and stylish space for everyday family living. There is also the added benefit of an integral garage.

To the first floor are three good-sized bedrooms, two bedrooms benefiting from fitted wardrobes and providing plenty of useful storage. The accommodation is completed by a family bathroom.

Outside, the property occupies a particularly generous plot. A long driveway leads up to the house, with attractive lawns, established trees and mature bushes either side, creating a lovely approach and providing a good degree of privacy. To the rear is a good-sized garden, where mature trees offer further privacy and a small summerhouse provides a useful additional space, perfect for storage, hobbies or simply enjoying the garden.

This is a fantastic opportunity to acquire a well-positioned family home with excellent potential to personalise and make your own, all within this highly regarded village setting. An internal viewing is highly recommended to fully appreciate the accommodation, plot and location on offer. Call today to arrange your viewing.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Fabulous opportunity to make this lovely family home your own
- Popular village location offering a semi-rural lifestyle
- Convenient for excellent transport links and local amenities
- Spacious rear-facing lounge diner with French doors to the garden
- Contemporary kitchen and downstairs WC
- Three good-sized bedrooms, two with fitted wardrobes
- Generous plot with long driveway, established gardens and summerhouse
- Integral garage, plus a good-sized private rear garden
- Freehold / Council Tax Band E
- Internal inspection highly recommended

