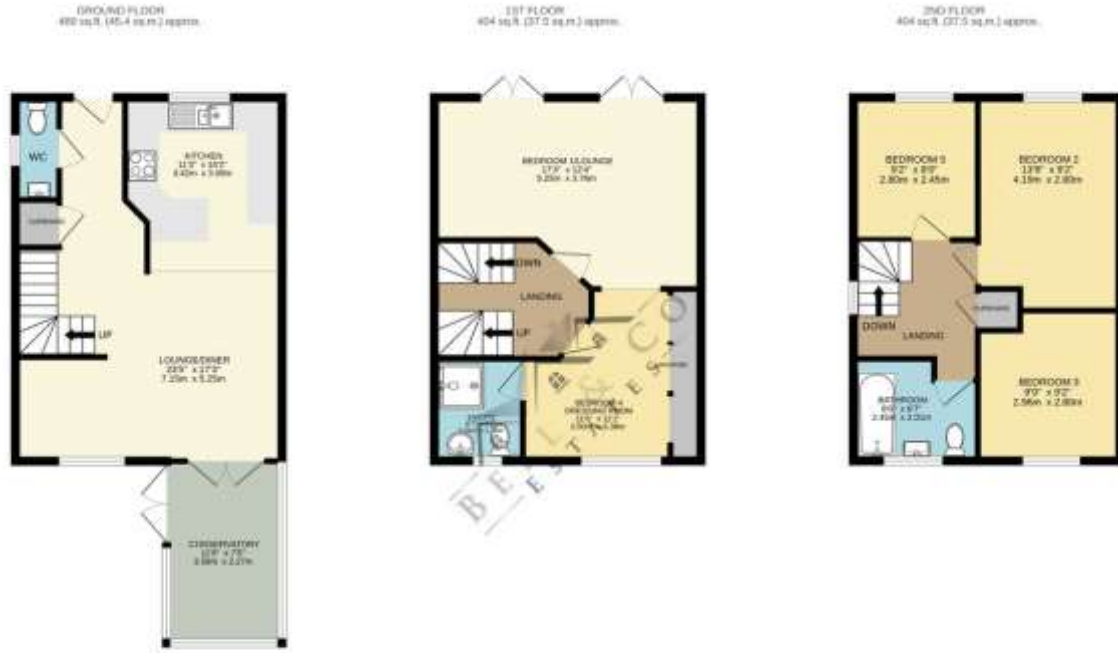




14 Brookhaven Way | Bramley | Rotherham | S66 1WH

Guide Price £290,000 to £300,000

Bell & Co Estates are delighted to present this versatile Four/Five Bedroom Town House, offering spacious accommodation across three floors in the ever-popular village of Bramley. Designed with modern family living in mind, this home offers flexible accommodation, generous room sizes and excellent living space, making it perfect for growing families. Stepping inside, the welcoming entrance hall provides access to a convenient ground floor WC and storage cupboard before leading through to the open-plan kitchen/lounge/diner. Measuring over 23ft in length, this bright and spacious reception room offers ample room for both relaxing and entertaining, with French doors opening into the conservatory, creating the perfect place to enjoy views of the garden all year round. The fitted kitchen enjoys a range of wall and base units, generous worktop space and room for everyday dining, making it a practical and sociable hub of the home. To the first floor, the property continues to impress with a superb principal bedroom suite, complete with a spacious dressing room featuring fitted wardrobes and a contemporary en-suite shower room. Originally designed as a generous lounge with a separate principal bedroom and en-suite, this floor has been thoughtfully reconfigured to create an impressive suite. However, it could easily be reinstated to its original layout, offering exceptional flexibility to suit a variety of lifestyles and family needs. The second-floor hosts three further well-proportioned bedrooms, all offering comfortable accommodation, alongside a family bathroom serving this level. Externally, the property enjoys a private, enclosed rear garden, ideal for relaxing, entertaining and family life, whilst to the front there is off-road parking providing parking for multiple vehicles along with a detached garage. Situated in a sought-after residential location within Bramley, the property is ideally positioned close to local amenities. Early viewing is highly recommended.



TOTAL FLOOR AREA: 1288 sq.ft. (120.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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14 Brookhaven Way
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Energy rating

C

Valid until
18 July 2033

Certificate number
2607-8923-9230-0168-9292

Property type end-terrace house

Total floor area 114 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements