



## Westpit Hill

Brampton Bierlow, Rotherham, S63 6BP

Guide Price £300,000 - £320,000



- FOUR BEDROOM DETACHED PROPERTY
- TWO BATHROOMS
- GOOD COMMUTE LOCATION
- FREEHOLD
- EPC RATING: TBC

- OFF ROAD PARKING
- SPLENDID VIEWS
- SOUGHT AFTER AREA
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

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Nestled in the desirable area of Westpit Hill, Brampton Bierlow, Rotherham, this charming four-bedroom detached house offers a perfect blend of comfort and convenience. With off-road parking for two vehicles, this property is ideal for families seeking a peaceful yet accessible location.

As you enter through the welcoming porch, you will find it an excellent space for removing muddy wellies after a day outdoors. The inner hall leads you to a well-appointed kitchen, a spacious dining room, and a practical utility room. Descending the stairs, you will discover a generous lounge area, bathed in natural light from two UPVC windows and a French door that opens directly onto the patio of the beautifully enclosed rear garden.

The first floor features two inviting bedrooms, both adorned with neutral décor and carpet flooring, offering splendid views of the surrounding fields. A family bathroom, complete with a three-piece suite, serves this level well. Ascending further, the top floor reveals the master bedroom, a second bedroom, and a convenient shower room, along with two handy storage cupboards to keep your belongings organised.

The outdoor space is equally impressive, boasting a block-paved patio area perfect for summer seating, a lush lawn, and two sheds for additional storage. This property not only provides a tranquil retreat but also offers excellent commuting options, making it a fantastic choice for those who appreciate both rural charm and urban accessibility. Don't miss the opportunity to make this delightful house your new home.

## PORCH

Through a composite door leads into the porch area, a great first impression on any guest, comprising neutral décor with wall mounted radiator and uPVC window. Further door leading to the Entrance Hall.

## ENTRANCE HALL

Comprising of neutral décor, carpet flooring with steps leading down in to the Lounge area as well as stairs rising to first floor landing. Further doors leading to Kitchen, Dining Room and Utility Room. Handy storage cupboard with folding door providing space to store coats and shoes.

## LOUNGE

Adding further wow factor to this family home is this well designed modern lounge area, spanning a large length of the property. The room is drenched in natural light through a two uPVC windows and French doors leading directly out into the rear exterior of the home. Comprising of carpet flooring with three wall mounted radiators and ariel point in place.

## KITCHEN

A beautiful kitchen area having easy to clean vinyl flooring. Offering an array of wall and base units providing plenty of storage space, complimentary work surface over, built in stainless steel sink and mixer tap, built in four ring hob with oven below and extractor hood above, under counter space and plumbing for dishwasher and front facing uPVC window.

## DINING ROOM

A space to enjoy meals with the family, this room is beautifully presented and spacious enough to hold a large dining table, great for those special holidays, having wall mounted radiator, decorated in neutral tones and uPVC window to the front finishes this room.

## UTILITY ROOM

Handy addition to any busy household. Comprising of work surface with under counter space and plumbing for washing machine and dryer. UPVC window to the front exterior and extractor fan in place.

## LANDING

Comprising of carpet flooring with doors leading to bedroom three, bedroom four and family bathroom. Further stairs rising to the top floor.

## BEDROOM THREE

Double bedroom comprising from carpet flooring, wall mounted radiator and uPVC window looking out into the splendid views.

## BEDROOM FOUR

Further good sized bedroom, having carpet flooring, neutral décor with wall mounted radiator and uPVC window over looking the rear garden and views.

## BATHROOM

Ideal spot to the relax and unwind, the sleek newly fitted family bathroom comprises of low flush WC, pedestal wash hand basin and panelled bath. Partially tiled for easy clean, with vinyl flooring, chrome heated towel rail and uPVC window to the rear to finish.

## SECOND FLOOR LANDING

Carpeted landing area with doors leading to Bedroom one, Bedroom two and Shower Room. Two folding doors giving access to handy storage cupboards creating that extra space we all crave.

## BEDROOM ONE

Generously sized master bedroom, having uPVC window facing the front filling the room with natural light, carpet to floor and wall mounted radiator. Ariel point in place.

## BEDROOM TWO

Further good sized double bedroom, having carpet to floor, decorated in neutral tones, wall mounted radiator and uPVC window to the front.

## SHOWER ROOM

An elegant Shower room decorated in neutral tones, fitted with three piece suite. Comprising of shower cubicle with electric shower in place, built in low flush WC and wash hand basin with storage underneath. Extra bonuses of chrome heated towel rail and uPVC window to the front.

## GARDEN UTILITY ROOM

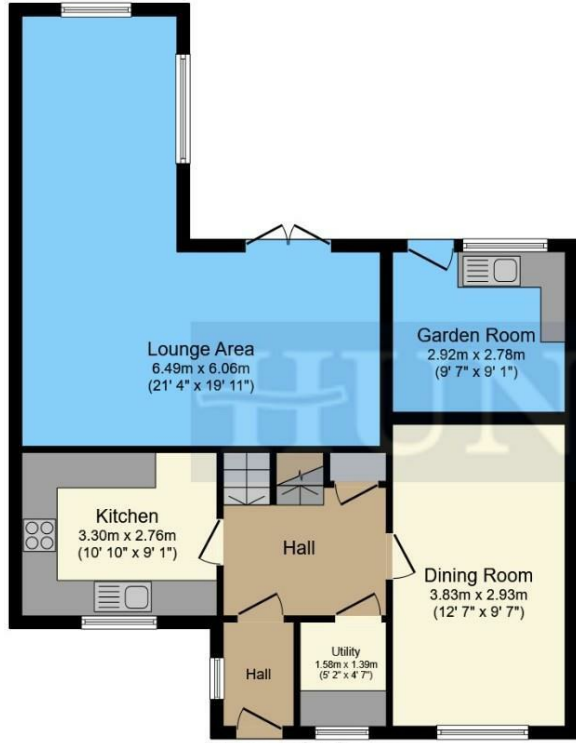
Extra addition to this beautiful family home is the second utility room. Having wall and base units matching the kitchen with complimentary work surface over. Having stainless steel sink and drainer, decorated in neutral tones with rubber tile flooring. Composite door leading out into the rear garden. This room can be used as you wish.

## EXTERIOR

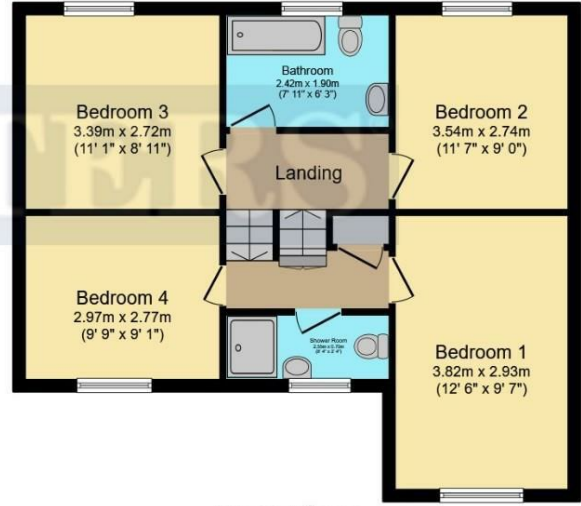
The front of the home oozes great kerb appeal, with well maintained block paved driveway for a couple of cars. Beautifully presented front slanted garden area having plants and trees bringing splashes of colour. Steps leading to the front entrance with wooden gates at either side of the property giving access to the rear garden.

At the rear is a fully enclosed spacious garden, partly paved ideal for seating and enjoying the warmer weather. Having a large lawn area with plants and shrubs around the border, this really is a space all the family can enjoy. Having beautiful views to the open field whilst adding privacy to the garden with wooden fencing.

# Floorplan



**Ground Floor**  
Floor area 77.6 sq.m. (835 sq.ft.)



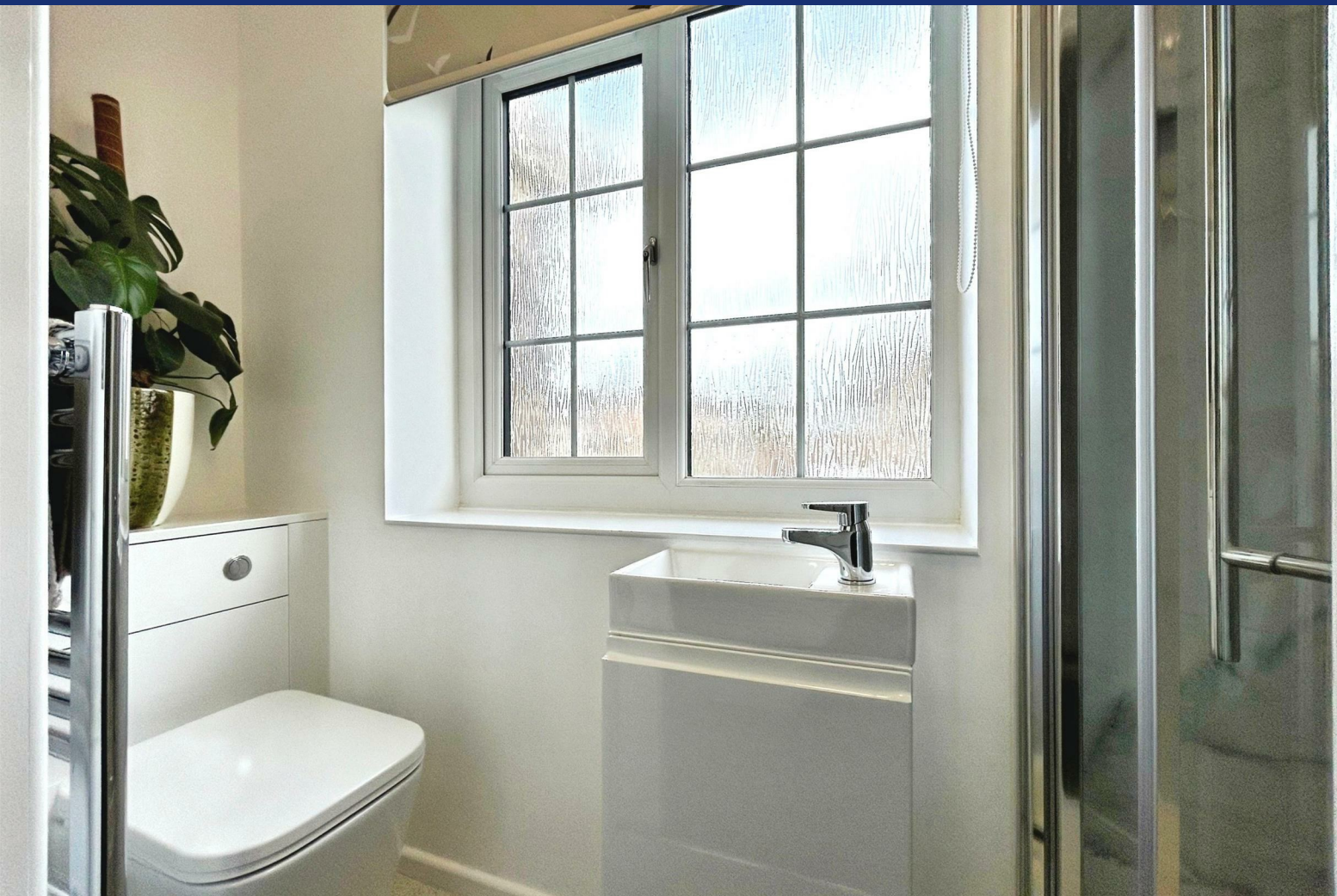
**First Floor**  
Floor area 61.8 sq.m. (665 sq.ft.)

Total floor area: 139.4 sq.m. (1,501 sq.ft.)

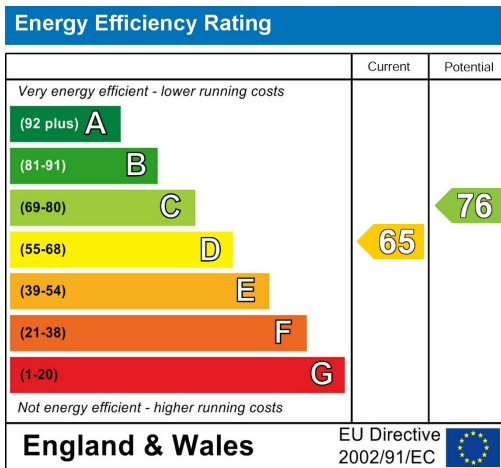
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)







### Energy Efficiency Graph



### Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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