



62 Bonet Lane | Brinsworth | Rotherham | S60 5NF

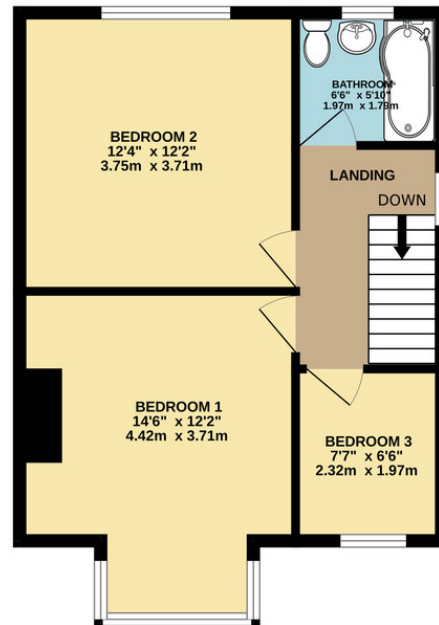
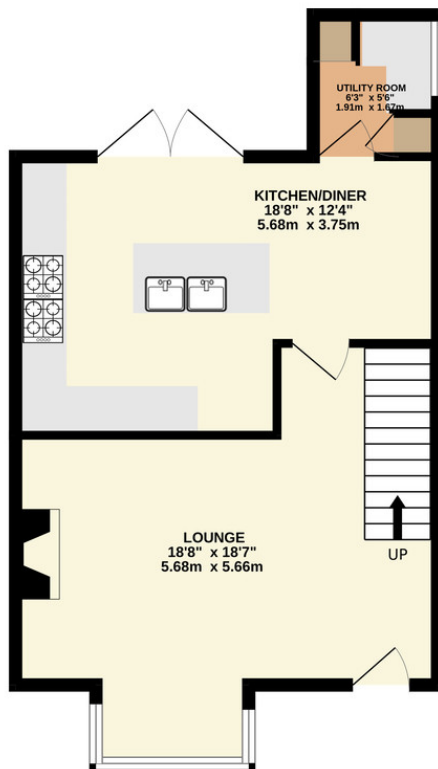
Guide Price £260,000 to £270,000

Bell & Co Estates are delighted to present this beautifully presented and deceptively spacious three-bedroom semi-detached home, perfectly positioned in the heart of Brinsworth. The ground floor welcomes you with a charming front-facing lounge, complete with a feature log burner that creates a cosy yet elegant setting — perfect for relaxing evenings. A striking open oak staircase with integrated lighting and clever storage forms a stunning focal point, leading seamlessly through to the heart of the home. To the rear, the property opens into an impressive open-plan kitchen and dining space. The contemporary kitchen boasts a central island with breakfast bar, quality integrated appliances and ample workspace, making it both practical and stylish. A separate utility room provides additional convenience, keeping everyday tasks neatly tucked away, while French doors flood the space with natural light and open directly onto the rear garden. The first floor offers three well-proportioned bedrooms. Completing the accommodation is a modern family bathroom, fitted with a shower over bath, wash basin and WC, providing a sleek and functional finish. Externally, the property continues to impress. To the front is a pebbled driveway with gated access leading through to the rear garden. The garden itself has been thoughtfully designed to offer a variety of spaces, including a decked seating area, lawn and paved sections. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



GROUND FLOOR
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



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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