UNITED UH HOMES









Rose Lea Cottage, Old Bradfield Waterworks, Bradfield, S6

£1,805 Per Month

- NEW BUILD FAMILY HOME
- OPEN PLAN LIVING SPACE
- MODERN FIXTURES AND FITTINGS
- OFF ROAD GATED PARKING FOR TWO VEHICLES
- £2082 BOND
- FOUR SPACIOUS BEDROOMS
- LARGE LOUNGE
- FRONT AND REAR GARDENS
- RENT - £1085 PCM
- COUNCIL TAX BAND TBC

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The Old Bradfield Waterworks offers four cottages, available September and completed to a high standard throughout. Each cottage comprises of a large lounge and an open-plan kitchen/diner with a useful utility cupboard and downstairs WC. Stairs lead to four bedrooms, including a principal bedroom with en-suite, as well as a family bathroom.
Outside, the properties benefit from both front and rear gardens with off-road gated parking for two vehicles.
Set in the heart of Bradfield, these cottages provide an excellent opportunity to enjoy modern living in a well-connected village location.

4 2 1 B

Council Tax Band: New Build







OPEN PLAN KITCHEN/DINER

The front door opens to reveal a spacious entrance hallway, for security there is a burglar alarm. 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. Accessed off the hallway is a beautiful heritage blue shaker style kitchen which provides a contemporary take on the traditional look of this style, complete with Porcelanosa tiled floor, appliances include double electric oven and extractor, with a housing for tenants own dishwasher and full height fridge freezer, a single sink below the window and useful range of cabinets and drawers for all storage requirements to be met with ease, window displaying beautiful fully fitted coordinated Roman blind showing views over the front of the property whilst timber doors reveal a second side aspect.
The final ground floor room reveals a useful laundry area providing space for a washing machine, tumble dryer and work surface all of which contribute to a useful workspace for laundry duties to be completed with ease.

LOUNGE

The lounge is accessed beyond the kitchen this features beautiful oak door and hardwood flooring, with half glazed single door to the garden and a large window overlooking the garden outside, allowing light in and having fully fitted colour coordinated blind in muted tones allowing residents to easily match their interiors. Central heating radiator and ceiling light point.

WC

A further door off the entrance reveals a WC cloakroom, featuring a pedestal WC, small hand wash basin with mixer tap, half-panelled walls to wet areas with the remaining walls freshly painted, front-facing window, porcelain-tiled flooring, central heating radiator, and ceiling light point.

STAIRS & LANDING

The softly carpeted stairs rise to the first-floor landing, featuring freshly painted walls and spotlights. Solid doors lead to all four bedrooms and the family bathroom.

BEDROOM ONE

The primary bedroom benefits from a window affording views across the countryside, carpet flooring, central heating radiator, freshly painted walls, ceiling light point. Solid door to en-suite shower room.

EN-SUITE

The bathroom is complete with a Porcelanosa tiled floor, WC, wash basin, full-height heated towel rail, and spacious shower featuring both fixed and variable-height shower heads, providing an optimum showering experience for each resident. The walls are panelled to wet areas, with spotlights and an extractor fan completing the room.

BEDROOM TWO

From the generous landing, a further double bedroom is accessed, featuring carpet flooring, a window offering views over the surrounding area, freshly painted walls, a central heating radiator, and a ceiling light point.

BEDROOM THREE

A further double bedroom enjoys countryside views, with carpet flooring, freshly painted walls, a central heating radiator, and a ceiling light point.

BEDROOM FOUR

The fourth single bedroom features a large window fitted with bespoke blackout Roman blinds. All bedrooms benefit from luxurious fitted blackout blinds to ensure a peaceful night's rest, with soft carpeting underfoot, central heating radiators, and ceiling light points. Each bedroom also features double electrical sockets positioned conveniently in the corners, together with TV points.

BATHROOM

The family bathroom is also situated on the first floor and comprises Porcelanosa tiled flooring, WC, wash basin, full-height chrome heated towel rail, heated and illuminated mirror, and a full-size bath with shower over, offering flexible bathing options for users. The wet areas feature panelled walls with the remaining walls painted to complement, together with spotlights and an extractor fan.

OUTSIDE

Externally the residence benefits from its own garden with hedges, further access to the communal gardens, two dedicated car parking spaces in the secure off road gated car park, cycle parking, and paid access to vehicle charging points on site.
Dedicated front and rear access to this cottage is available and the cotage holds two dedicated spaces at the rear of the garden.















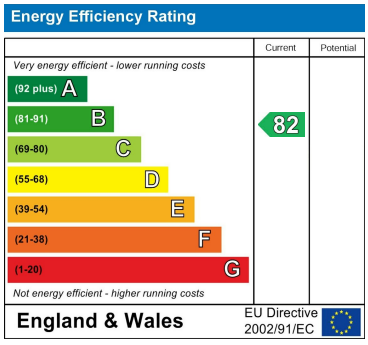
Directions

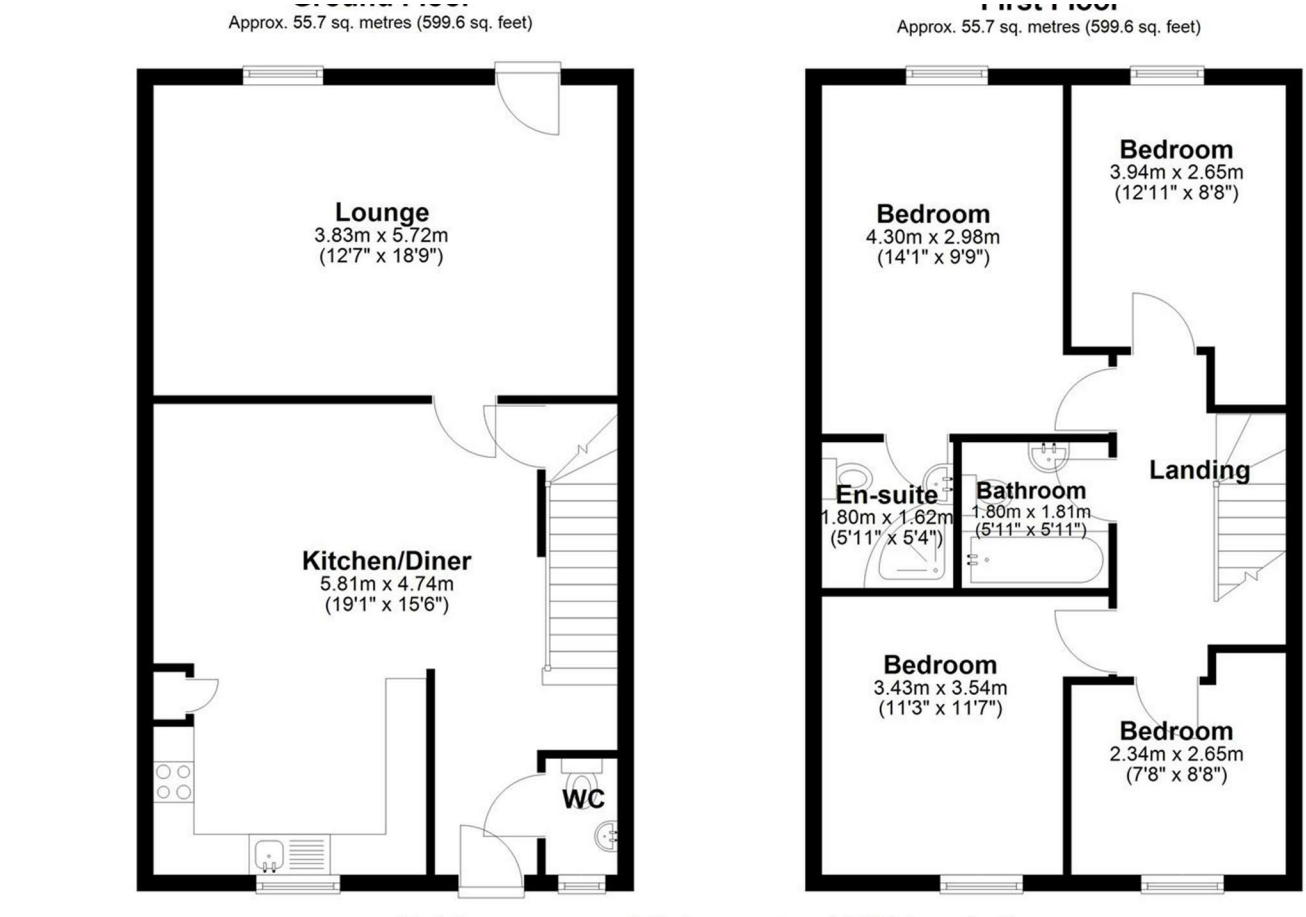
Viewings

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

EPC Rating:

B





Total area: approx. 111.4 sq. metres (1199.1 sq. feet)

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