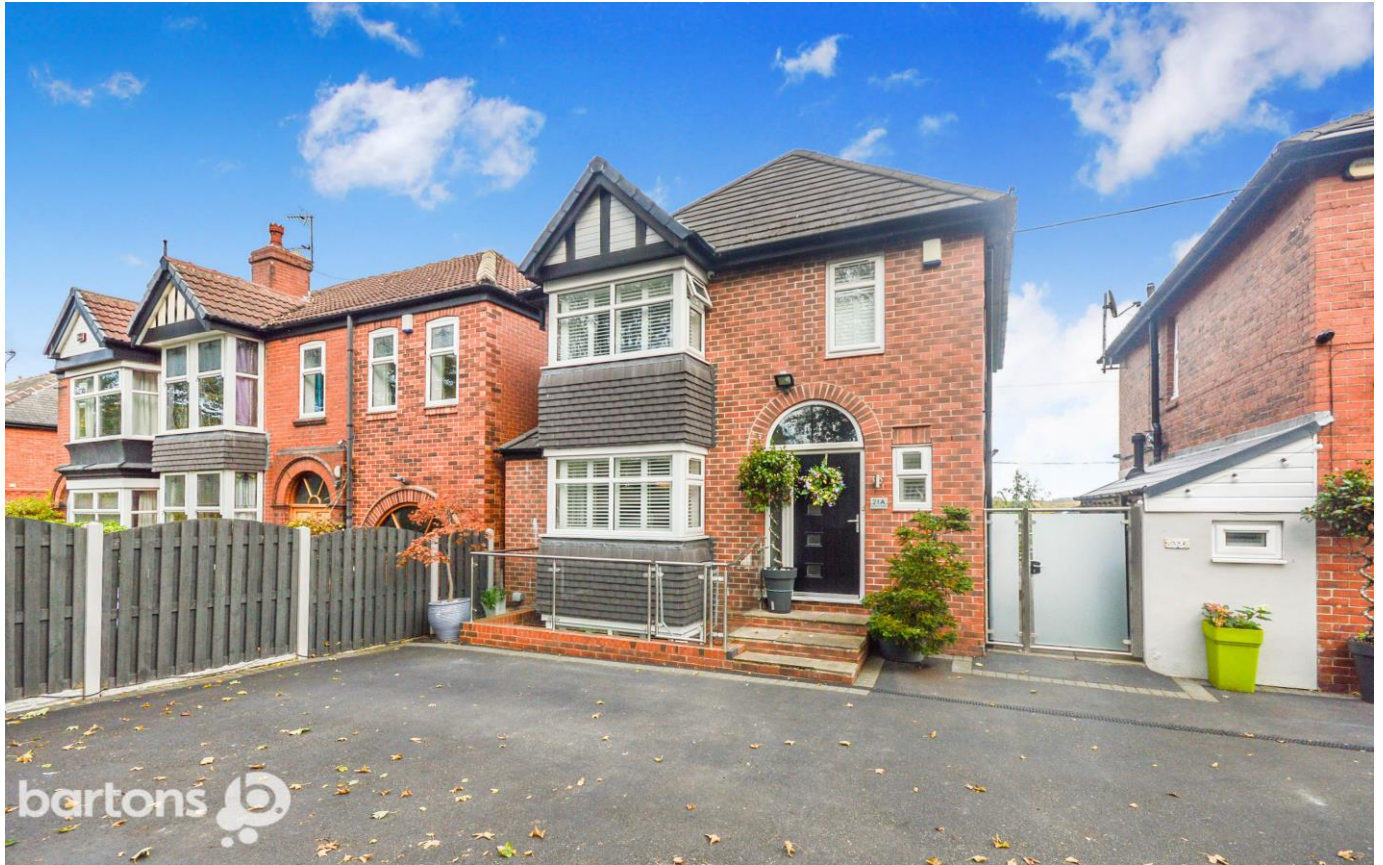




Broom Lane Broom Rotherham S60 3EL

Offers over: £425,000



- **FOUR BEDROOM - FOUR STOREY DETACHED HOUSE**
- **Modern Kitchen-Diner with Granite worktops, Integrated appliances & Juliet balcony**
- **Secure Electric Gated Access with Intercom & Generous Driveway for Multiple Vehicles**
- **Fully Self-Contained Basement Annex with Underfloor Heating & Dual Heating Controls!**
- **Separate Lounge & Convenient downstairs WC**
- **Fourth Bedroom/Home Office/Crafting Room on Top Floor**
- **Bi-fold doors leading Peaceful, Landscaped Rear Garden**

A truly exceptional **FOUR Bedroom, FOUR Storey** detached home in the prestigious Broom area, finished to an outstanding standard throughout. Designed with style, comfort, and flexibility in mind, this property spans four spacious levels and includes a rare and highly desirable feature, A **FULLY SELF-CONTAINED BASEMENT ANNEX** offering independent living.

A perfect purchase for **FAMILIES** or those looking to have **LOVED ONES NEARBY** while maintaining privacy and independence. The annexe boasts its own open-plan Lounge and Kitchen, a double Bedroom with built-in wardrobes, a sleek ensuite with double shower, underfloor heating, and bi-fold doors that open onto the garden. Fire escape windows and ladders provide added peace of mind, while dual heating controls allow for complete comfort and autonomy.

The main residence continues to impress, beginning with a striking modern Kitchen-Diner featuring high-spec fitted units, granite worktops, integrated appliances, and a Juliet balcony that floods the space with natural light. A separate Lounge offers a warm and flexible living area, while a well-placed downstairs WC provides added day-to-day convenience.

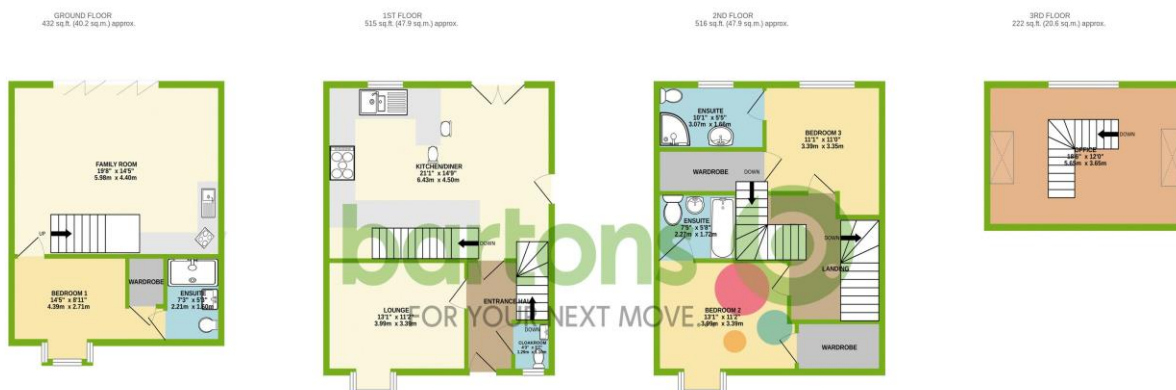
Upstairs on the first floor are **TWO** beautifully finished Double Bedrooms, each boasting walk-in wardrobes with automatic lighting and luxurious private ensuites. One ensuite features a full-sized bath, catering to the needs of a growing family. The top floor presents the Fourth Bedroom presently used as a spacious office space which has a multitude of uses.

Externally, the property makes a striking first impression, accessed via secure electric gates shared with just one neighbouring home and controlled via an intercom system, leading to a generous private driveway with space for multiple vehicles.

To the rear, a beautifully designed, low-maintenance Garden provides a peaceful haven, featuring outdoor power outlets, a custom-built pizza oven and a dual BBQ setup — perfect for effortless entertaining and making the most of long summer evenings.

Rarely does a home offer such high-spec living with independent accommodation in such a sought-after location. Book your viewing today to experience all this stunning property has to offer.

VIEWINGS STRICTLY BY APPOINTMENT ONLY***



TOTAL FLOOR AREA: 1685 sq.ft. (156.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 as to their operability or efficiency can be given.
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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**

