

Crucible Homes



Broadlands
Rotherham, S66 1WD

£295,000

Overview

Three Bedroom Detached Family Home

Quiet Cul-de-Sac Location in Bramley

Spacious Lounge with Bow Window

Stunning Dining Kitchen with Integrated Appliances

Large P-Shaped Conservatory with Solid Roof

Utility Room and Downstairs WC



Description

Nestled within a quiet cul-de-sac in the ever-popular village of Bramley, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation, perfect for modern family living.

From the moment you step inside, you'll appreciate the welcoming feel of the property. The generous lounge provides a comfortable space to relax and unwind, with a large bow window allowing plenty of natural light to flood the room. The heart of the home is undoubtedly the impressive open-plan dining kitchen, fitted with a stylish range of high-gloss units, integrated appliances, and ample space for family dining and entertaining. French doors lead seamlessly into the spacious conservatory, creating an excellent additional reception area overlooking the rear garden.

A useful utility room and downstairs wc add practicality, while the converted garage provides flexible accommodation currently arranged as a home office and storage room, ideal for those working from home or requiring additional family space.

To the first floor are three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while bedroom three also features built-in storage. A contemporary family bathroom serves the remaining bedrooms.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Externally, the property enjoys excellent kerb appeal with a block-paved driveway providing off-road parking. The enclosed rear garden has been thoughtfully landscaped for low-maintenance enjoyment, featuring patio seating areas, artificial lawn, decking with inset lighting, decorative pebble borders, and mature planting-perfect for entertaining or relaxing outdoors.

Offering spacious accommodation, versatile living areas, and a sought-after cul-de-sac location, this fantastic family home is ready to move straight into and must be viewed to be fully appreciated.

ENTRANCE HALL 9' 11" x 3' 11" (3.04m x 1.21m) A welcoming entrance hall with staircase rising to the first floor, side-facing window, front entrance door, and access to the lounge and converted garage.

OFFICE/STORAGE ROOM Formerly the garage, this versatile space is currently divided into two areas, providing an excellent home office to the front and a separate storage to the rear.

office 2.05m x 2.50m
storage 3.00m x 2.49m

