



Drake View

Brampton Bierlow, S63 6BX

Guide Price £250,000 - £260,000



- THREE BEDROOM DETACHED PROPERTY
- NO UPWARD CHAIN
- FAMILY BATHROOM PLUS ENSUITE
- GOOD COMMUTE LOCATION
- EPC RATING: D

- DETACHED GARAGE
- CONSERVATORY
- SPACIOUS LAYOUT
- FREEHOLD
- COUNCIL TAX BAND: D

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Nestled in the desirable area of Drake View, Brampton Bierlow, this charming three-bedroom detached family home offers a perfect blend of comfort and convenience. Built in 2004, the property boasts a generous living space of 1,324 square feet, making it an ideal choice for families seeking room to grow.

Upon entering, you will find a welcoming reception room that provides a warm atmosphere for relaxation and entertaining. The home features three well-proportioned bedrooms, ensuring ample space for family members or guests. With two bathrooms, morning routines will be a breeze, catering to the needs of a busy household.

One of the standout features of this property is the private enclosed L-shaped rear garden, which offers a tranquil outdoor space for children to play or for hosting summer gatherings. The added conservatory enhances the living area, allowing for an abundance of natural light and a seamless connection to the garden.

The property also benefits from off-road parking, with a driveway leading to a detached garage, providing both convenience and security for your vehicles. Situated in a sought-after leafy estate, this home is free from any upward chain, allowing for a smooth and swift purchase process.

Additionally, the location is ideal, with easy access to local amenities, ensuring that everything you need is just a stone's throw away. This delightful family home is not to be missed, offering a perfect opportunity for those looking to settle in a peaceful yet accessible neighbourhood.

Entrance Hall

Via a composite front door is the roomy and welcoming entrance hall, ideal for coats and shoes, decorated in neutral tones, with laminate to floor, staircase rising to first floor with under stairs storage and doors leading to the downstairs WC, living room and kitchen/diner.

Downstairs WC

3' x 4'9" (0.91m x 1.45m)

Handy addition to any busy household, this room comprises of low flush WC, pedestal wash hand basin, neutral décor and frosted uPVC window to the side elevation.

Living Room

10'6" x 17'8" (3.20m x 5.38m)

Perfect spot to enjoy those cosy nights with the family, filled with natural light from front and side facing uPVC windows, decorated in neutral tones for a relaxed atmosphere, with wall mounted radiator and aerial point in place.

Kitchen/Diner

17'5" x 9'1" (5.31m x 2.77m)

Step in to the real hub of the home, which is the kitchen/diner opening to the conservatory giving that open plan feel and making this the ideal spot to entertain guests. Kitchen having an array of wall and base units fitted in cream providing storage, with wood effect work surface over, sunken Belfast style sink with stainless steel mixer tap over, integrated electric oven as well as microwave and hob with extractor fan, further integrated white goods include a dish washer, washing machine and fridge freezer. Matching breakfast bar sits to end of the kitchen, making meal times easier, with slim line wall mounted radiator and tiled floor that flows through to the conservatory which also provides under floor heating, this really is a space the whole family can enjoy.

Conservatory

9'5" x 13'7" (2.87m x 4.14m)

The great addition of the conservatory to this family home means you have a separate dining or sitting space for you to enjoy, with uPVC windows and French style patio doors all facing and leading to the beautifully kept garden, decorated in neutral tones with tiled floor and under floor heating this room can be enjoyed all year round.

Landing

Landing having uPVC window to the side elevation and all doors leading to all three bedrooms, family bathroom and airing/storage cupboard.

Bedroom One

10'9" x 12'8" (3.28m x 3.86m)

Generously sized master bedroom, with built in

wardrobes providing that extra storage we all crave, decorated in neutral tones, wall mounted radiator, uPVC window to the front and door leading to the en-suite.

En-suite

7'8" x 4'5" (2.34m x 1.35m)

Great space to relax and escape the en-suite comprises of low flush WC, pedestal wash hand basin and shower cubical, splash back tiles to walls for easy clean, chrome heated towel rail and uPVC frosted window to the side elevation finishes this space.

Bedroom Two

10'9" x 11'2" (3.28m x 3.40m)

Further good sized double bedroom with plenty of space to add furniture and storage if needed, decorated in neutral tones with wall mounted radiator and uPVC window to the rear.

Bedroom Three

8'2" x 8'7" (2.49m x 2.62m)

A roomy single bedroom or great home office space, with neutral décor, wall mounted radiator and uPVC window to the rear.

Family Bathroom

6'2" x 6'1" (1.88m x 1.85m)

Perfect spot to relax and unwind, the serene family bathroom comprises of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, splash back tiles to walls for easy clean, heated towel rail and uPVC frosted window to the front.

Exterior

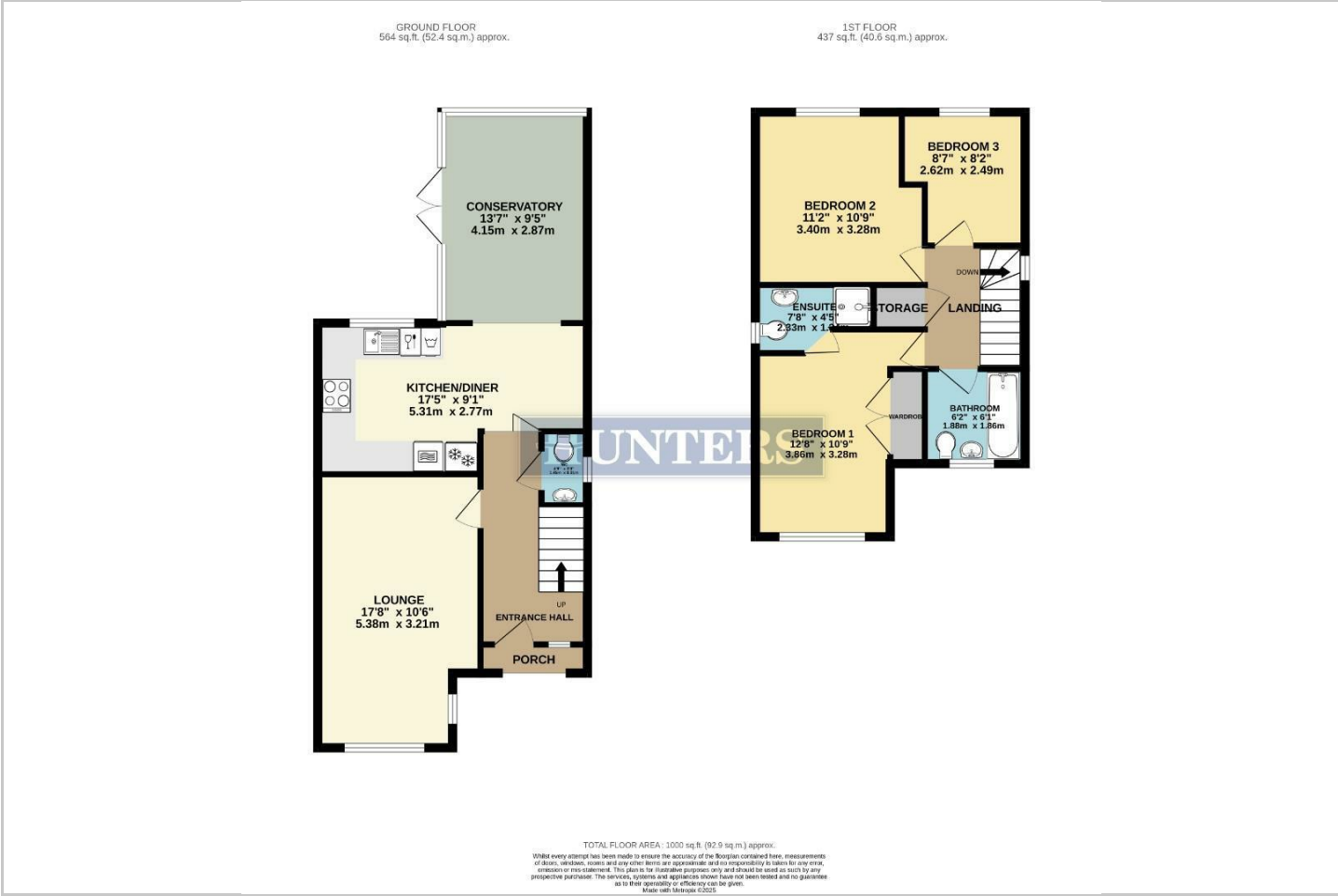
The front of the property oozes kerb appeal, having a well maintained paved path and drive to the front as well as leading to a tarmac driveway and access to the detached garage. Entry to the side and rear of the property can be gained from the front via a side gate.

At the rear is a beautifully maintained private, L shaped rear garden, with several patio areas, ideal for seating and enjoying the warmer months, leading to lawn and raised flower bed adding a splash of colour to this space, a wooden shed then adds further storage to this already impressive family home.

Detached garage

The detached garage offers further secure off road parking or further storage, with up and over garage door and power in place.

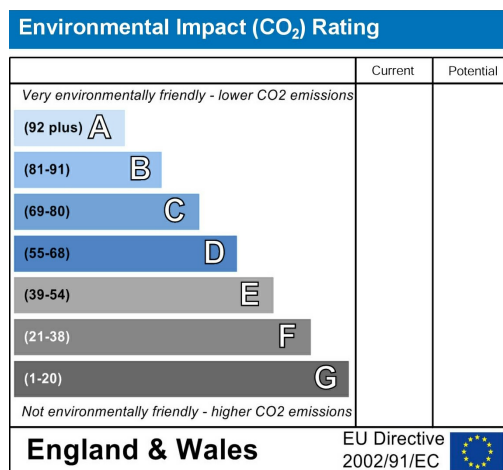
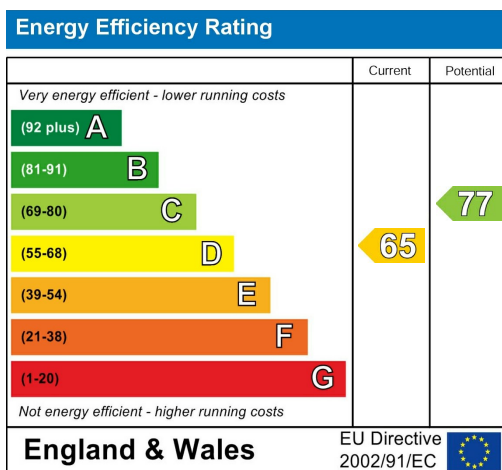
Floorplan







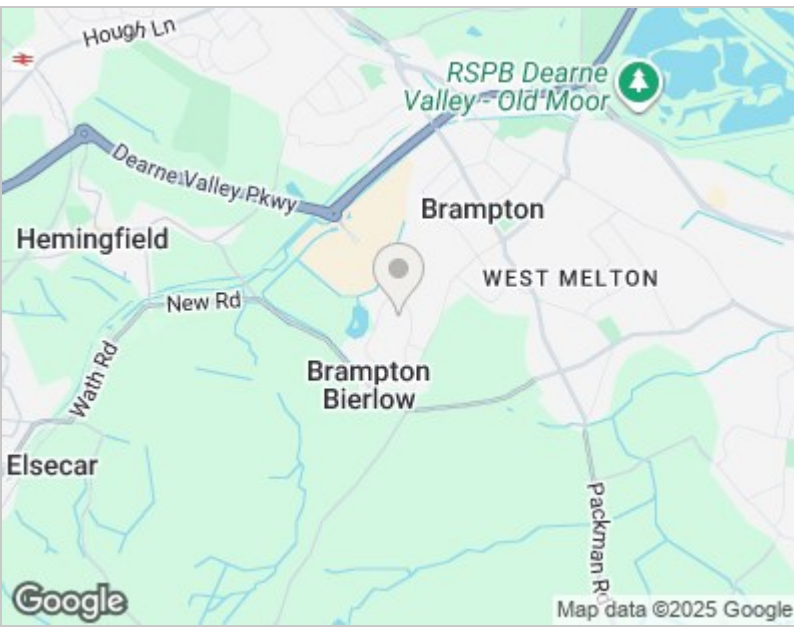
Energy Efficiency Graph



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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