

Simon Blyth
ESTATE AGENTS

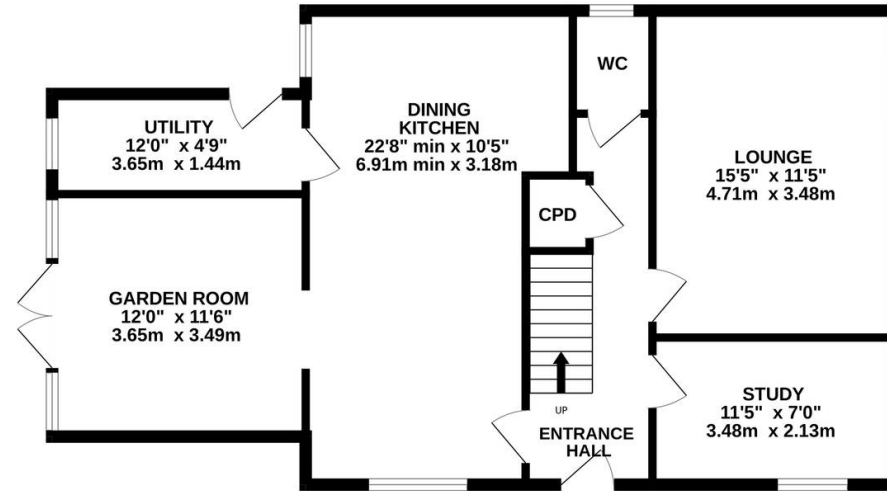


Meadowgate, Brampton Bierlow

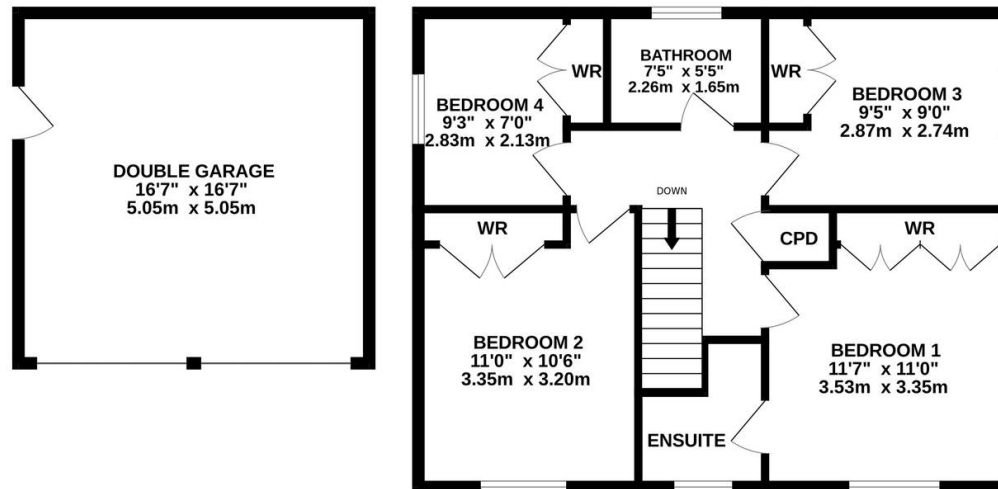
Rotherham

Offers in Region of **£375,000**

GROUND FLOOR



1ST FLOOR



MEADOWGATE

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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Meadowgate, Brampton Brierlow

Rotherham

A BEAUTIFULLY PRESENTED AND SIGNIFICANTLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME, OFFERING A WEALTH OF VERSATILE ACCOMMODATION IN A TRADITIONAL TWO STOREY CONFIGURATION AND IS COMPLETE WITH A DOUBLE GARAGE. LOCATED ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT, WITH NEARBY LAKE AND IS WELL POSITIONED FOR THE DAILY COMMUTE WITH ACCESS TO THE M1 MOTORWAY AND BEYOND. THIS LOVELY HOME HAS BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT VENDOR AND OFFERS STYLISH ACCOMMODATION AS FOLLOWS; To the ground floor, entrance hallway, downstairs W.C., fabulous open plan dining kitchen with solid oak cabinets, utility, garden room, lounge and study. To the first floor, there are four well sized bedrooms each with built in wardrobes including the principal bedroom with en-suite shower room in addition to the house bathroom. Outside, there is a pleasant enclosed garden with Pergola, driveway for up to four vehicles which leads to the double garage. The EPC rating is C-78 and the council tax band is E.









































ENTRANCE

Entrance gained via composite and obscure glazed door with matching panel over, into the entrance hallway.

ENTRANCE HALLWAY

With two ceiling lights, coving to the ceiling, wood effect tile flooring, central heating radiator and oak staircase rising to the first floor with useful storage cupboard underneath. Here we gain entrance to the following rooms.

DOWNSTAIRS W.C.

Comprising of a two piece white suite in the form of low level W.C. and pedestal basin with chrome mixer tap over. There is ceiling light, part tiling to the walls, continuation of the tiled floor, central heating radiator and obscure uPVC double glazed window to the rear.

DINING KITCHEN

An excellently proportioned open plan space, with ample room for a dining table and chairs. The kitchen itself is upgraded and has a range of wall and base units in a solid oak shaker style with contrasting laminate worktops, tiled splashbacks and tiled floor. There are integrated appliances in the form of NEFF electric oven and grill with matching NEFF five burner gas hob and chimney style extractor fan over, integrated dishwasher, housing for an American style fridge freezer and a one and a half bowl stainless steel sink with chrome mixer tap over. The room has inset ceiling spotlights, coving to the ceiling, two central heating radiators and uPVC double glazed windows to the rear and side and there are shutters to the front. Archway leads through to the garden room.

GARDEN ROOM

An addition to the home offering a further versatile reception space and currently used as a snug area. There is a high degree of natural light gained via Velux skylight and twin French doors in uPVC with matching side panels. There are four wall lights, central heating radiator and continuation of the tiled floor. From the dining kitchen a door opens through to the utility, forming part of the extension to the home.

UTILITY

With a range of base units in a wood effect shaker style with contrasting laminate worktops, tile splashbacks and tiled floor. There is plumbing for a washing machine, space for a tumble dryer and a stainless steel sink with chrome mixer tap over. There are two ceiling lights, extractor fan, central heating radiator, access to the loft space, uPVC double glazed window to the rear and uPVC and double glazed door giving access to the side of the home.

LOUNGE

A well proportioned principal reception space with ceiling light, coving to the ceiling, central heating radiator, wood effect flooring and uPVC double glazed window.

STUDY

Ideal for those working from home, this further versatile reception space is currently used as an additional lounge but could make an ideal home office, gym or playroom. There is ceiling light, coving to the ceiling, central heating radiator and uPVC double glazed window to the front with shutters.

FIRST FLOOR LANDING

From the entrance hallway the staircase rises to the first floor landing with oak balustrade, ceiling light, central heating radiator, access to the loft which is part boarded and access to the airing cupboard housing the hot water tank. Here we gain entrance to the following rooms.

BEDROOM ONE

A well sized principal bedroom with a bank of fitted wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

EN-SUITE SHOWER ROOM

Comprising of a three piece modern white suite in the form of low level W.C., basin sat within vanity unit with chrome mixer tap over and shower enclosure with mains fed chrome mixer shower within. There is ceiling light, shaver socket, full tiling to the walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the front.

BEDROOM TWO

A front facing double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

BEDROOM THREE

A double bedroom with ceiling light, central heating radiator, built in wardrobes and uPVC double glazed window.

BEDROOM FOUR

With built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window.

HOUSE BATHROOM

Comprising of a three piece modern white suite in the form of close coupled W.C., basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap and mains fed chrome mixer shower over with glazed shower screen. There is ceiling light, extractor fan, full tiling to the walls and floor, shaver socket, chrome towel rail/radiator and obscure uPVC double glazed window.

OUTSIDE

To the front of the home, there is a low maintenance gravelled flower bed with shrubs and perimeter railing, which continues onto the side of the home where there is a lawned garden space with flower beds. The property's driveway is accessed from an access lane from Meadowgate, giving access to a handful of other properties, the driveway itself is tarmacked and provides off street parking for up to four vehicles which leads to a double garage on block and is accessed via two separate up and over doors and to the left of the block of three. The majority of the property's space is to the side and offers a pleasant and private lawned garden with raised flower beds containing various plants, shrubs and trees and is fully enclosed with perimeter fencing and walling. There are flagged seating areas and a composite decked space under a Pergola providing a further creational space. The double garage can also be accessed via a uPVC door from the rear garden.

ADDITIONAL INFORMATION

The EPC Rating is C-78, the Council Tax Band is E and we are informed by the vendor that the property is Freehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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