



5 Hutton Bank, Bramley, S66 1XB

Situated upon this cul de sac location where properties infrequently come to the open market, is this extremely well presented 4 double bedroom detached family home which is situated within the catchment for Wickersley Sports College. Enjoying an open aspect to the rear, this property has seen many modifications over the few years our vendors have owned from new, such as luxury bathrooms, warm up underfloor heating with 3ie colour thermostat, & porcelanosa polished tiles.

A lovely spacious well lit Bay windowed Lounge overlooks the front garden, whilst from the rear dining room are French style doors to the rear garden. There is a utility area off the kitchen which has a franke sink / tap to kitchen & Neff oven & hob. 4 double bedrooms to the 1st floor with well appointed family bathroom & en suite.

Fronting is double driveway providing off road parking for 2 cars + integral garage with power and light. To the rear a good size enclosed garden.

- A well presented 4 bedroom detached family home
- en suite shower room to principal bedroom with warmup underfloor heating and mira thermostatic power
- Alarm system & CCTV
- Oak floor coverings to ground floor
- Oak stair bannister rail
- LED spot lights to living room, hall, kitchen and all bathrooms
- gas central heating / pressurized system
- highly desirable Jones homes / kensington grange development
- built in fitted wardrobes to master with led lighting and coving
- close to M18/M1 motorway and within 1.5 miles of wickersley shops, bars and amenities

