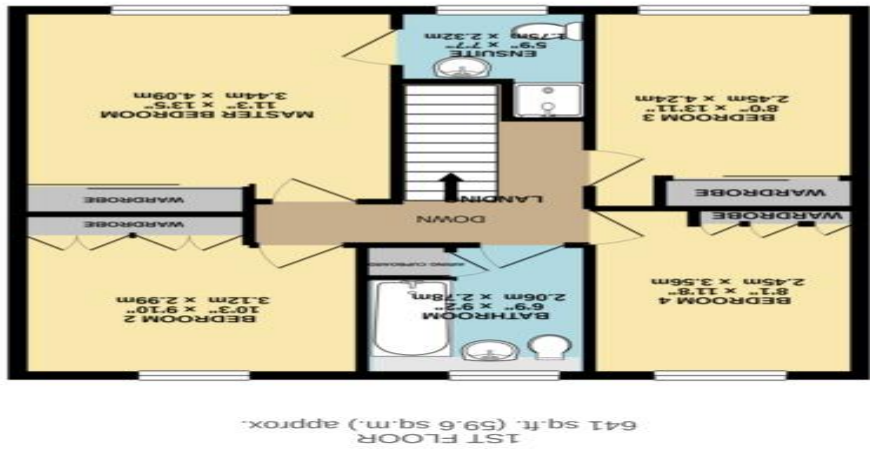
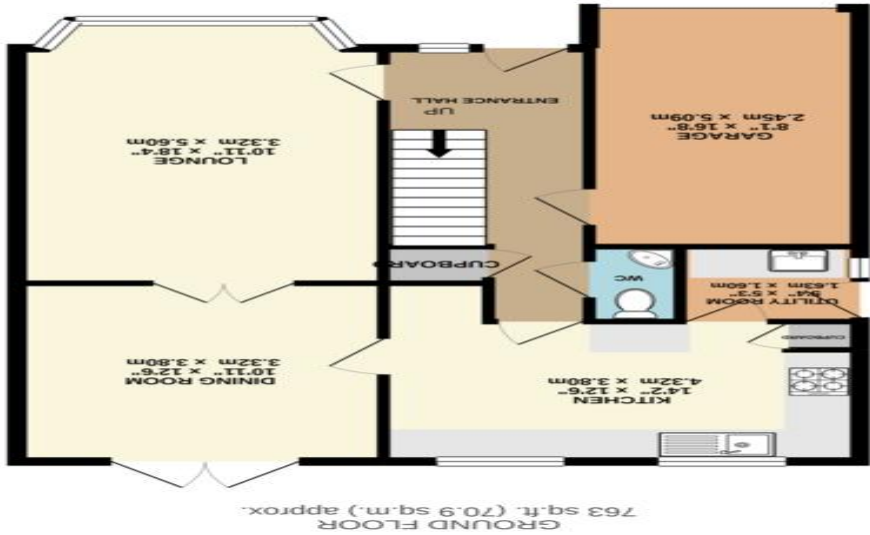




5 Hutton Bank, Bramley, Rotherham, S66 1XB



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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Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peackdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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

