



Brooke Close Stocksbridge Sheffield S36 2AH
£350,000

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**** VIEWING ESSENTIAL **** Situated on this new estate in a quiet cul de sac position is this much larger than average, four double bedroom, two bathroom, bay fronted and stone built detached family home which benefits from a driveway, integral garage/utility, uPVC double glazing and gas central heating. Built around three years ago the property still holds seven years of the new build guarantee. The well presented and spacious accommodation comprises: a front composite entrance door leads into the entrance hall. Downstairs WC. Well presented lounge. Fantastic, spacious open plan dining/kitchen having a modern range of wall, base and drawer units, integrated appliances including fridge, freezer and dishwasher, six ring Range cooker, four bi-fold doors open out onto the rear garden making this the perfect entertaining space.

- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- OFF ROAD PARKING
- FULLY ENCLOSED REAR GARDEN





New room

A door gives access to the integral garage with electric door, electric and lighting and useful utility area to the rear with sink, housing and plumbing for a washing machine, side entrance door and wall mounted gas boiler. First floor: access into the useful loft space. Airing cupboard with hot water cylinder. Four excellent size double bedrooms, the master benefiting from an en suite shower room with a double shower cubicle. Four piece suite family bathroom in addition with bath and separate shower.

OUTSIDE

To the front a driveway provides ample off road parking for up to three cars. Lawn garden. Gated access down the side of the property which leads to the fully enclosed, easily maintained rear garden mainly laid to lawn, a patio area and garden fence to three sides.

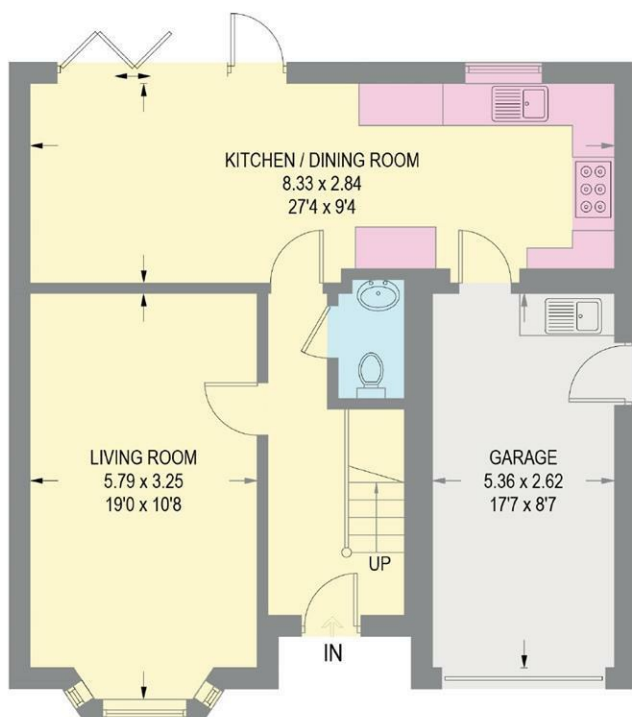
LOCATION

Ideally located with excellent public transport links with connections to Sheffield City Centre, Middlewood Tram Stop and Barnsley Interchange. Motor way links. Good local schools including Stocksbridge Infant, Junior and High School. Stocksbridge Leisure Centre. Fantastic amenities in Stocksbridge itself including an array of local amenities, supermarkets including Co-op, Lidl and Aldi. Fox Valley Shopping Centre. Beautiful country walks in the Peak District and surrounding areas.

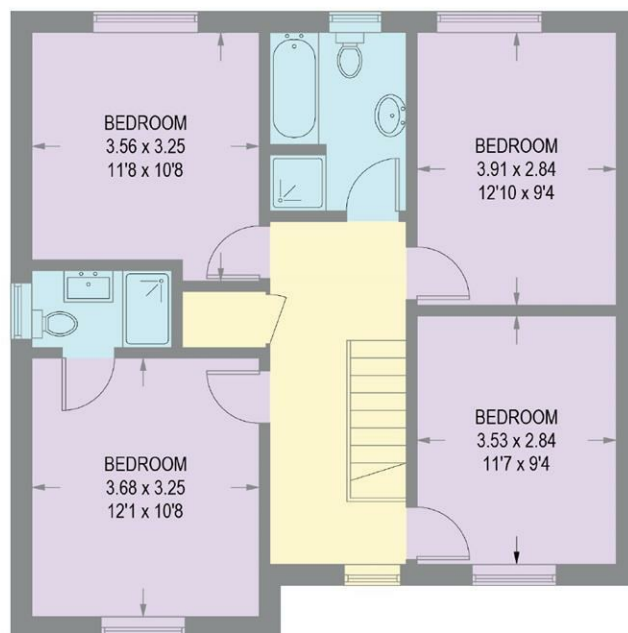
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1 BROOKE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 135.1 SQ M / 1454 SQ FT



GROUND FLOOR (INCLUDING GARAGE)
69.4 SQ M / 747 SQ FT



FIRST FLOOR = 65.9 SQ M / 709 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale

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