



34 Grange View Howarth Road, Brinsworth, Rotherham, S60 5JS

Offers In The Region Of £375,000

ENERGY EFFICIENT HOME

A NEW BUILD FOUR BEDROOM DETACHED FAMILY HOME WHICH OFFERS SPACIOUS ACCOMMODATION COMPLEMENTED BY HIGH QUALITY FITTINGS AND APPLIANCES.

The property boasts features including 18 solar panels, Oak internal doors, water underfloor heating to the ground floor, large Living Kitchen with integrated appliances and bi-fold doors, two En-Suites and a detached garage with car charger and additional off-road parking.

The accommodation comprises: reception Hall, Cloakroom, Lounge, large Kitchen/Diner, Utility Room, four Bedrooms, two En-Suites and family Bathroom.

SUMMARY

A LUXURY NEW BUILD FOUR BEDROOM DETACHED FAMILY HOME OFFERING IMPRESSIVE, HIGH SPECIFICATION ACCOMMODATION.

The property offers many features including wood flooring and underfloor heating, Oak internal doors, two en-suites and luxurious family bathroom. The spacious Kitchen/Diner has bi-fold doors and 'integrated' appliances and provides a perfect living/entertaining space.

RECEPTION HALL



With storage cupboard and Oak staircase

CLOAKROOM 5'10" x 4'10" (1.78 x 1.49)



LOUNGE 13'8" x 12'9" (4.18 x 3.9)



KITCHEN/DINER 19'0" x 18'5" (5.81 x 5.63)



With a range of fitted units incorporating an integrated hob and extractor with oven and microwave to one side. Built-in fridge/freezer and dishwasher. Pull-out pan drawer. Tiled floor. Bi-fold doors open into the rear garden

UTILITY ROOM 5'10" x 5'5" (1.8 x 1.66)



With integrated washing machine

LANDING



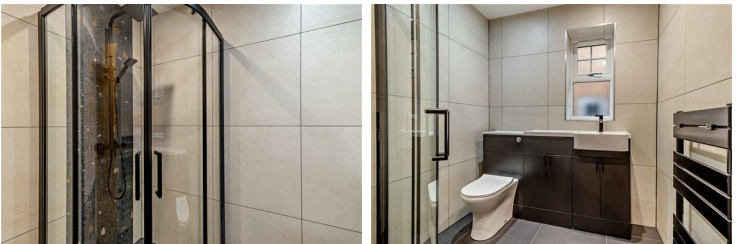
REAR BEDROOM 14'10" x 10'2" (4.53 x 3.11)



FRONT BEDROOM 12'1" x 11'10" (3.69 x 3.63)



EN SUITE 6'7" x 10'2" (2.01 x 3.11)



FRONT BEDROOM 9'10" x 9'2" (3.01 x 2.8)



EN SUITE 8'3" x 4'3" (2.53 x 1.31)



REAR BEDROOM 14'10" x 8'6" (4.53 x 2.61)



FAMILY BATHROOM 9'3" x 8'4" (2.84 x 2.55)



OUTSIDE



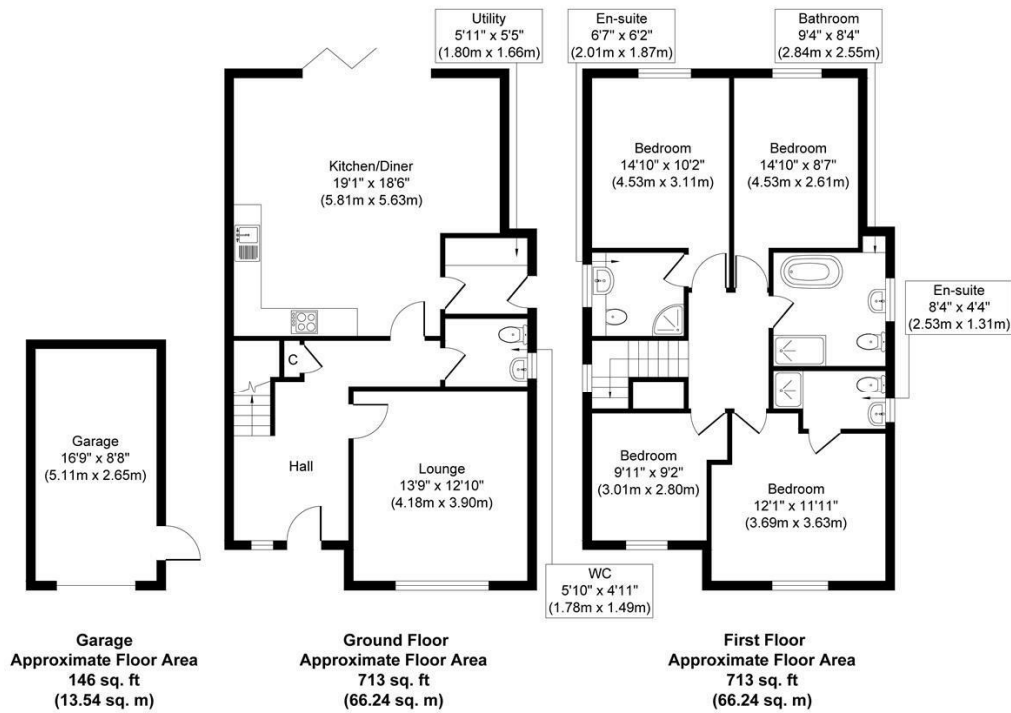
To the front is a block paved forecourt providing off-road parking and allowing access to the Garage.

To the rear is an enclosed lawned garden with gate giving access to Howarth play park

GARAGE 16'9" x 8'8" (5.11 x 2.65)

With electric car charging point

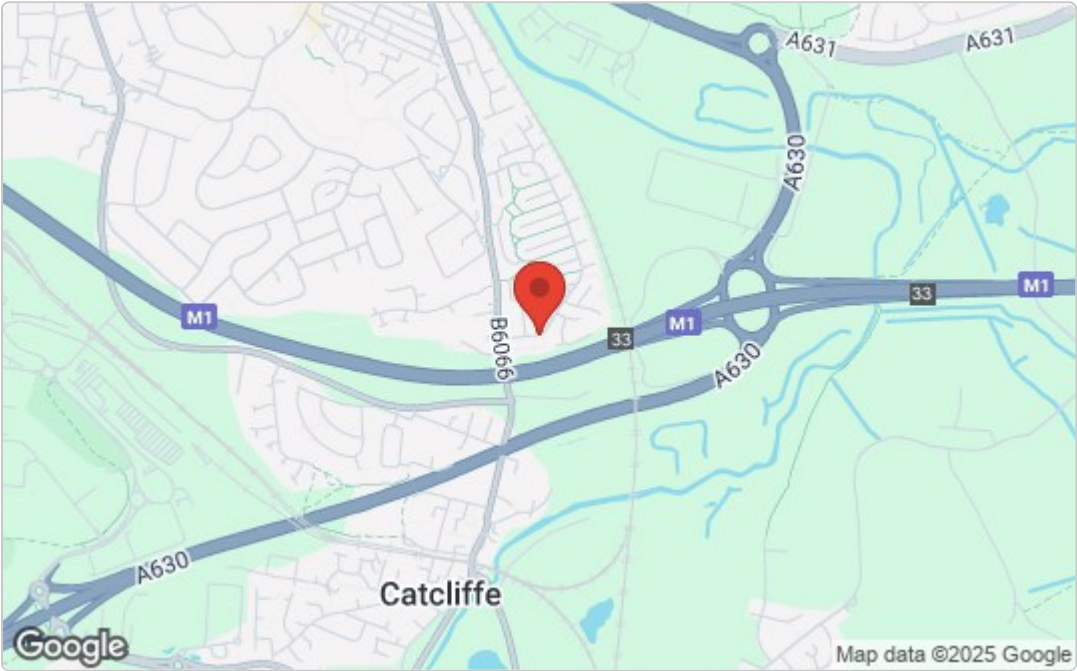
Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

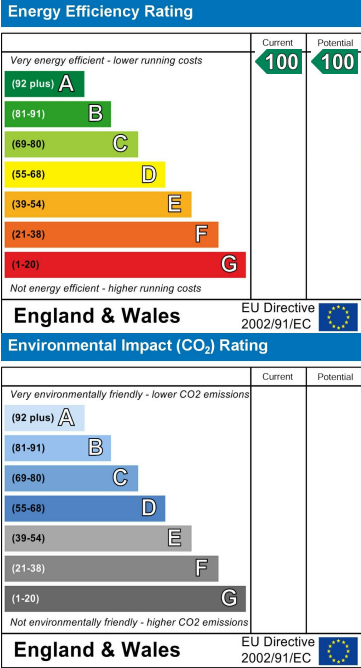
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Area Map



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Energy Efficiency Graph



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