



5 Meadowgate, Brampton Bierlow, Rotherham, South Yorkshire, S63 6HJ

Best Offers Around £249,995

An early inspection is highly recommended on this immaculately presented property. Situated on the Meadowgate estate at Brampton Bierlow is this three bedroom detached property. This property is an ideal family home and briefly comprises of:
Three Bedrooms, Family Bathroom, En-Suite, Lounge, Kitchen/ Diner, downstairs WC and a multi fictional garage.

The property is in a great location with Cortonwood shopping centre nearby and both infant and primary schools less than a mile away.

This property wont be on the market long.

BOOK YOUR VIEWING TODAY !!

ENTRANCE HALLWAY

Through the main composite white door there is a welcoming entrance hall way which provides access to the lounge, downstairs WC and Kitchen / Diner.

LOUNGE



To the front elevation there is a good sized lounge. With modern decor and has been finished to a very high standard with Karndean flooring and wooden shutters fitted to the bay window.

DOWNSTAIRS WC



With a white two piece suite fitted. Ideally located in the entrance hallway with a feature wall to the rear of the sink unit and a built in high gloss grey storage unit. With frosted privacy glass to the window and karndean floor covering.

KITCHEN/DINER



A larger than average Kitchen / Diner that has plenty of cupboard space and breakfast bar fitted. The units are medium oak effect with black speckled work tops which are complimented by the Black stone effect Waylock flooring. There is also an integral washing machine, dishwasher, electric cooker, and gas hob fitted.

MASTER BEDROOM



With an En-Suite bathroom, this room has been designed with a tranquil inviting feel with neutral decor and Karndean flooring and wooden shutters to the window.

EN-SUITE



Accessible from the master bedroom This modern and stylish room has built in high gloss storage units with an integrated WC and wash basin. There is a walk in shower which fits the full width of the room which makes it a great size.

SECOND BEDROOM



Located to the front elevation is the second double bedroom which is currently used as a child's room. It is a really good size and finished with blue décor and kamdean flooring.

THIRD BEDROOM



Currently used as a walk in wardrobe and music room. The third bedroom is yet another really good sized room and has the same Kardean flooring fitted.

FAMILY BATHROOM



The family bathroom has been very well designed to maximize the floor space with built in high gloss white

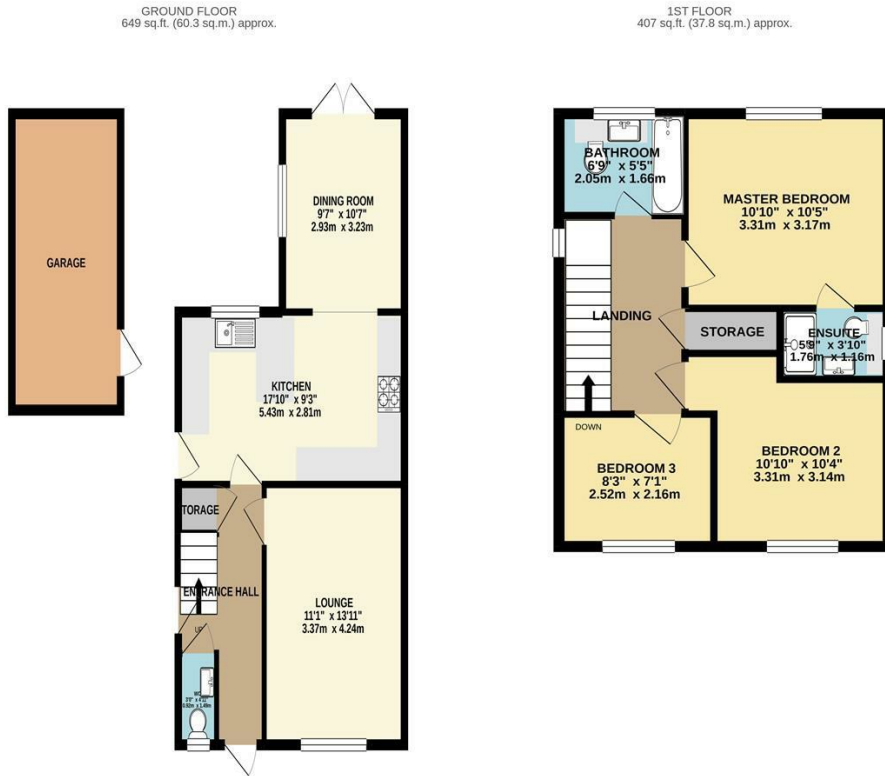
units with integrated basin and WC. The PVC wall panelling is bright and provides a fresh bright feel to the room.

OUTSIDE



This property is unique, The garage is currently used as an Indoor Golf Simulator and studio with an electric screen and indoor AstroTurf to the floor covering. This really does show that this room is Multi-functional and could be used as an indoor cinema or other entertaining events. To the front of the property there is a laid to lawn area with a drive way to one side and a golf putting area to the rear of the enclosed garden. The property also offers a patio area which is nicely tucked away between the garage and the extension.

Floor Plan

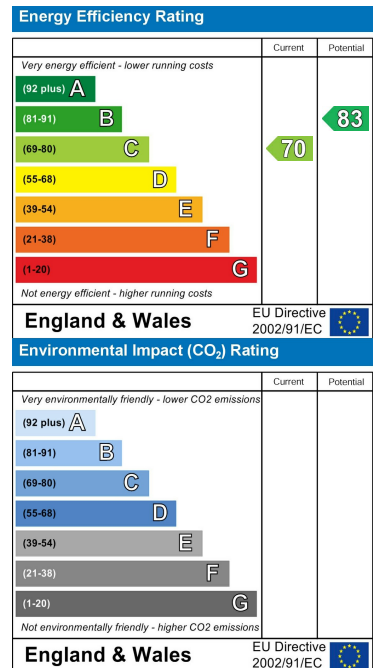


TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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Area Map



Energy Efficiency Graph



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