



7 Doncaster Road Braithwell, Rotherham, S66 7BB Asking Price £445,000

Located within this ever popular rural village, a superbly well proportioned, individually designed detached family home, providing extensive family accommodation amounting to over 2,200 sq ft. This well presented property briefly comprises of, to the ground floor; 3 reception rooms, generous open plan kitchen / diner, with built in appliances. WC and utility room. 1st floor; bedroom suite with en suite shower room, 3 further bedrooms and family bathroom with separate shower. 2nd floor provides large master suite with en suite bathroom. Outside; private rear patio and seating areas, raised, low maintenance garden. To the front is plenty of off road parking and detached garage.

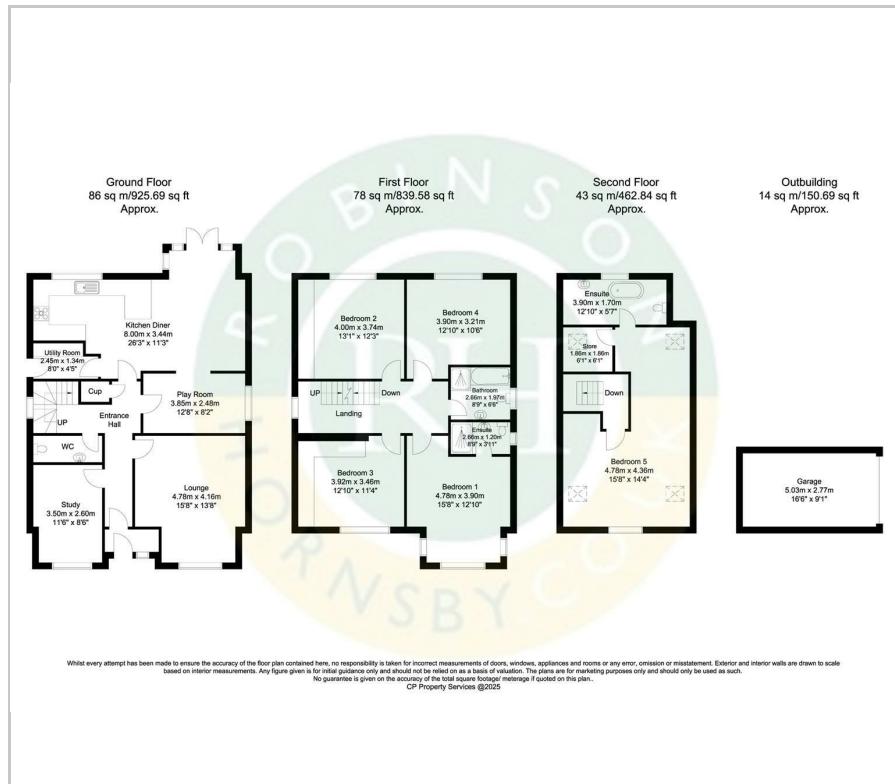
- large, architect designed family home in sought after village setting
- private patio and low maintenance gardens
- close to open countryside and attractive rural walks
- 3 reception rooms, WC and utility room
- large rear open plan dining kitchen
- easy access to local towns and motorway network
- detached garage and further off road parking
- a fine family home, well worthy of inspection

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current		Current
Very energy efficient - lower running costs (92 plus) A	78	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	74
(81-91) B	85	(81-91) B	81
(68-80) C		(68-80) C	
(55-68) D		(55-68) D	
(38-54) E		(38-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	

Not energy efficient - higher running costs
EU Directive 2002/91/EC

England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC

England & Wales



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.