GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.

1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.1 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





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EADON LOCKWOOD & RIDDLE
ESTº 1840



11, Brunswick Drive, Sunnyside, Rotherham, S66 3YZ

Guide Price £280,000

11 Brunswick Drive, Sunnyside, Rotherham, S66 3YZ

No onward chain

Guide Price £280,000 - £290,000

No onward chain. Situated within the highly sought after Woodlaithes Village development, this beautifully presented three bedroom detached property offers spacious and versatile family accommodation.

The welcoming entrance leads into a generous kitchen diner, creating the ideal space for family living and entertaining. To the rear, a delightful conservatory provides additional living space and features a charming log burner, making it a cosy place to unwind year round. A separate lounge offers a comfortable setting for relaxation, while a convenient ground floor WC completes the downstairs accommodation.

To the first floor, the property boasts three bedrooms, including an impressive master suite benefitting from its own private en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom.

Externally, the home enjoys a fully enclosed rear garden, providing a safe and private outdoor space for families and entertaining alike. Further benefits include a garage, off road parking with electric car charger and solar panels.

Offering modern family living in a popular residential location, this exceptional home is ideally placed for those families looking for the next move.

Early viewings are a must with this one!

- Three bedroom detached property
- Open plan kitchen diner
- Conservatory with fitted Log burner
- Separate front facing lounge
- Master suite completed with En-suite bathroom
- Enclosed rear Garden, garage and Solar panels
- Off road parking with electric car charger
- Popular Woodlathies location with access to local amenities and reputable schools
- Freehold/Tax Band C
- Early viewings are a must!













