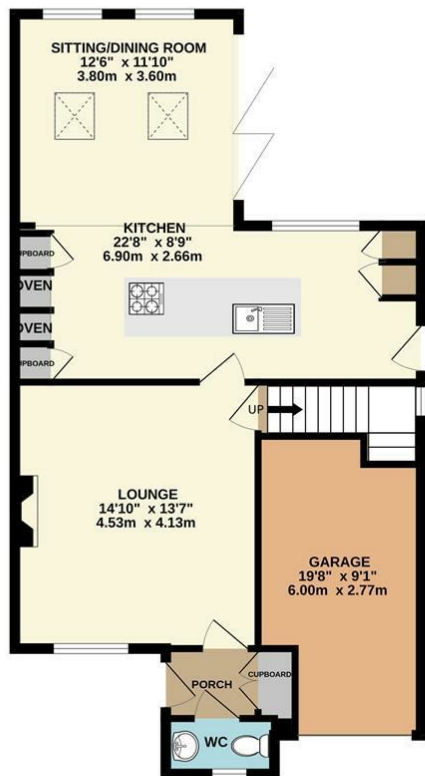
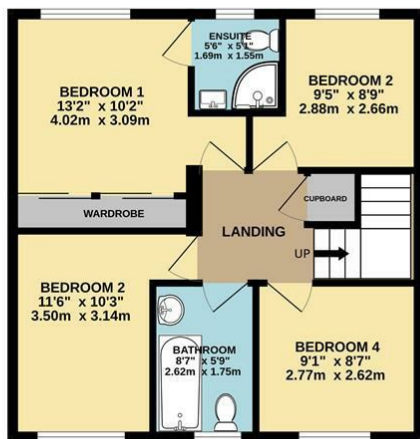


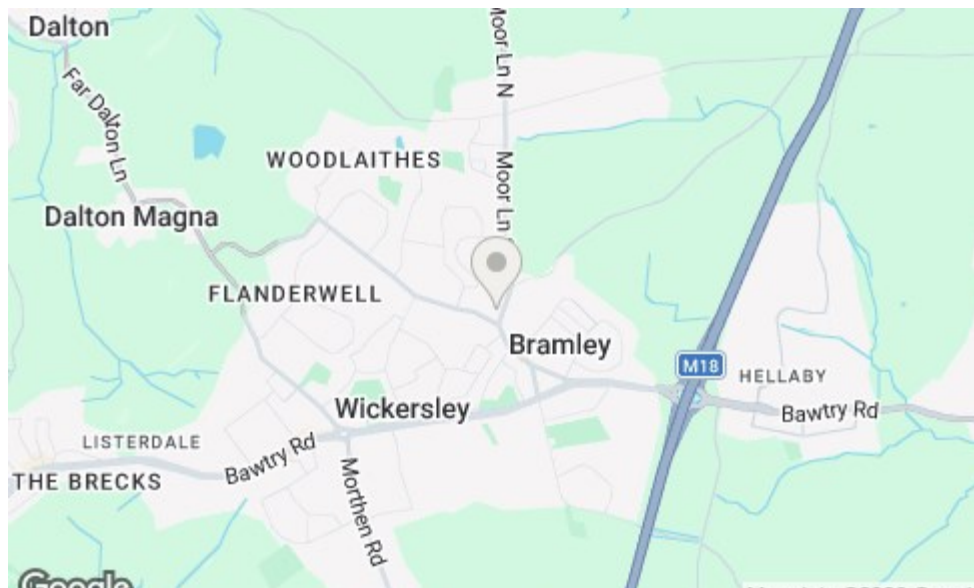
GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1292 sq.ft. (120.0 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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ESTD 1840



27, The Copse, Rotherham, S66 3TB

Offers In The Region Of £325,000

# 27 The Copse, Bramley, Rotherham, S66 3TB

**Description**  
This beautifully presented and extended four bedroom detached property in the sought-after area of Bramley offers spacious, modern living ideal for growing families. Finished to a high standard throughout, this stunning home is ready to move straight into and must be viewed to be fully appreciated.

Upon entering the property, you are welcomed by an entrance porch leading into a generous front-facing lounge, complete with a stylish media wall, perfect for relaxing and entertaining. To the rear, the home has been thoughtfully extended to create an impressive open-plan kitchen, dining, and snug area. The contemporary kitchen features integrated appliances, a central island, and ample space for family dining. Bifold doors open out onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor living experience. The ground floor is completed by a convenient WC.

Upstairs, the property boasts four well-proportioned bedrooms, offering flexibility for families, guests, or home working. The master bedroom benefits from fitted wardrobes and a modern en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the front, there is off-road parking leading to an integrated garage. The enclosed rear garden is designed for low maintenance, featuring a lovely patio area which is ideal for outdoor dining and an elevated section laid with artificial grass, perfect for year-round enjoyment.

Ideally located close to local shops, amenities, and reputable schools, the property also offers excellent transport links with easy access to the M18 and M1 motorway network, making it perfect for commuters.

This fantastic family home is not to be missed and is expected to attract high levels of interest.

Call today to arrange your viewing.

- Extended four bedroom detached family home in a popular Bramley location
- Spacious front-facing lounge featuring a stylish media wall
- Impressive open-plan kitchen, dining, and snug area with central island
- Integrated kitchen appliances and bifold doors opening onto the rear garden
- Four well-proportioned bedrooms, including a master with fitted wardrobes and en-suite
- Modern family bathroom plus convenient downstairs WC
- Off-road parking to the front leading to an integrated garage
- Enclosed low-maintenance rear garden with patio area and artificial lawn
- Freehold / Tax Band D
- Early viewing is highly recommended

