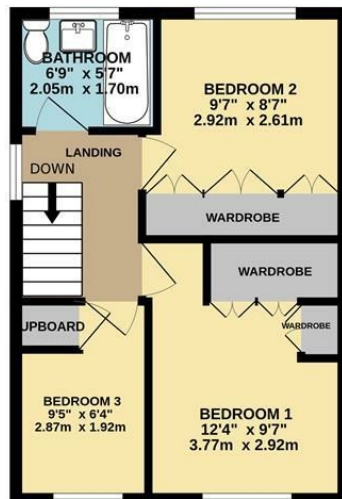


GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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 is given as to their operability or efficiency can be given.

Made with Metropix 6/2020



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



90, Belvedere Parade, Rotherham, S66 3WA

Guide Price £280,000

90 Belvedere Parade, Bramley,
Rotherham, South Yorkshire, S66 3WA

GUIDE PRICE £280,000 - £300,000

Welcome to this exceptionally attractive and beautifully presented extended three-bedroom detached residence, discreetly positioned on a quiet cul-de-sac within the ever-popular area of Bramley. Boasting excellent kerb appeal and generously proportioned living accommodation throughout, this superb home is perfectly suited to both couples and growing families.

An inviting entrance porch leads through to the central hallway, providing access to the principal ground floor rooms. To the front of the property is a cosy yet elegant lounge, a warm and welcoming space enhanced by a feature fireplace, ideal for relaxing evenings. The true heart of the home is the stunning modern kitchen, which flows effortlessly into the dining room. This impressive space offers an abundance of modern units, extensive worktop surfaces and high-end integrated appliances, making it perfectly suited to everyday family life as well as entertaining guests. Completing the ground floor is a convenient downstairs WC.

To the first floor are three well-proportioned and tastefully decorated bedrooms. Bedrooms one and two benefit from fitted wardrobes, while bedroom three offers a useful built-in storage cupboard. The accommodation is completed by a stylish and contemporary family bathroom.

Externally, the property continues to impress. The front enjoys superb kerb appeal with a neatly maintained lawn, attractive shrubbery and a resin driveway providing access to the garage. The garage incorporates a practical utility area complete with storage cupboards, sink and space for a washing machine, adding further versatility. To the rear is a delightful private garden featuring a well-kept lawn, mature trees and established borders, offering a high degree of privacy. A patio area provides the perfect setting for outdoor seating and entertaining, while a concrete shed located to the rear of the garage offers additional storage.

Ideally positioned close to a wide range of local amenities, highly regarded schools and excellent transport links, the property also benefits from easy access to bus routes and the M18/M1 motorway network. An internal viewing is essential to fully appreciate the quality and location of this outstanding home. Contact us today to arrange your viewing.

- EXTENDED THREE BEDROOM DETACHED PROPERTY
- PRIME BRAMLEY LOCATION WITH EXCELLENT LOCAL AMENITIES AND TRANSPORT LINKS
- FABULOUS KITCHEN WITH HIGH END INTEGRATED APPLIANCES
- DOWNSTAIRS WC
- FITTED WARDROBES IN TWO OF THE BEDROOMS
- WELL PRESENTED THROUGHOUT
- GARAGE AND RESIN DRIVEWAY
- NO ONWARD CHAIN
- FREEHOLD / TAX BAND C
- EARLY VIEWING IS HIGHLY RECOMMENDED

