



BEECROFT  
ESTATES

## 40 Higham Road

Brampton Bierlow, Rotherham, S63 6FY

Offers Over £300,000



Stunning Four Bedroom Detached Home

A stunning and well-proportioned four-bedroom detached home, offering spacious accommodation throughout and a thoughtfully designed layout.

The property features a generous reception room, a family dining kitchen, and a separate utility room. To the first floor are four well-proportioned bedrooms, making this an ideal home for growing families.

Externally, the property benefits from a detached garage and ample off-road parking.

Situated on a desirable estate in Brampton, the home is well positioned and must be viewed to be fully appreciated.



## GROUND FLOOR

### ENTRANCE HALL

Accessed via a composite front door, the welcoming entrance hall features stylish laminate flooring, a radiator, and stairs rising to the first-floor landing.

### LOUNGE

A well-proportioned lounge featuring a front-facing double glazed window, radiator, and TV aerial point.

### FAMILY DINING KITCHEN

A lovely family dining kitchen, ideal for family gatherings and social occasions, with French-style doors opening onto the rear garden. The kitchen comprises a range of wall and base units with fully integrated appliances (excluding the fridge freezer; however, this can easily be reinstated as the original door fronts are available).

There is a central island providing additional workspace and seating, along with a useful utility cupboard accessed via double doors, offering plumbing and further storage. Ample space is available for a dining table, and a rear-facing double glazed window, together with the French doors, allows an abundance of natural light to flood the room.

### DOWNSTAIRS WC

An ideal ground floor WC comprising a low flush WC and wash hand basin, with a window featuring obscure glazing and a radiator.

## FIRST FLOOR

### LANDING

Access to loft and useful storage which houses the hot water cylinder.

### MASTER BEDROOM

A spacious master bedroom featuring a front-facing double glazed window, ample space for a range of furniture, a radiator, and a door providing access to the en-suite.

### EN-SUITE

The en-suite offers a three-piece suite comprising a double shower cubicle, low flush WC, and wash hand basin, along with a radiator and extractor fan.

### BEDROOM TWO

A further double bedroom with a rear-facing double glazed window and radiator.

### BEDROOM THREE

A spacious third bedroom featuring a double glazed window and radiator.

### BEDROOM FOUR

A generously proportioned fourth bedroom featuring a double glazed window and radiator.

### FAMILY BATHROOM

A family bathroom comprising a three-piece suite with a panelled bath, WC, and wash hand basin, together with a window with obscure glazing and a radiator.

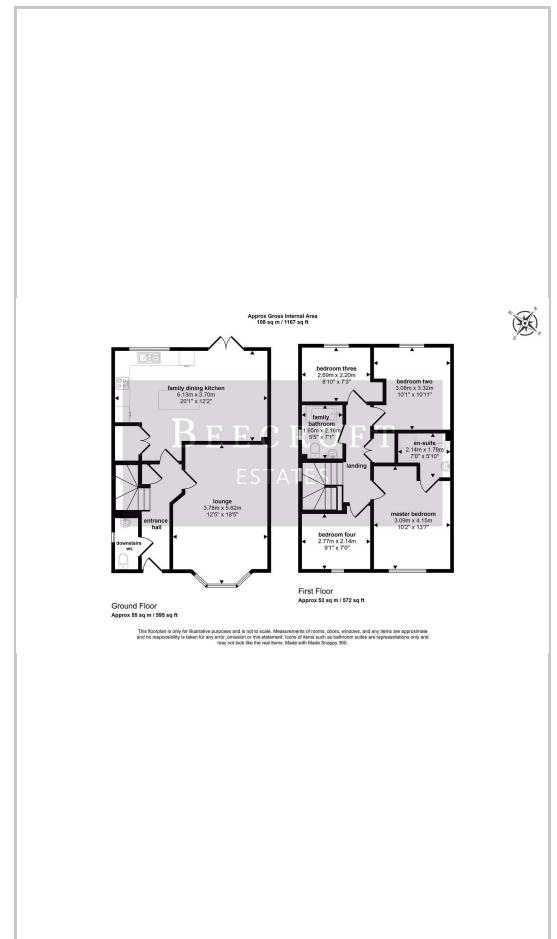
### OUTSIDE

The property features a driveway at the front, providing off-street parking. Additionally, there is a detached garage offering further parking space to the front. The rear garden is enclosed and benefits from a combination of lawned and decked area.

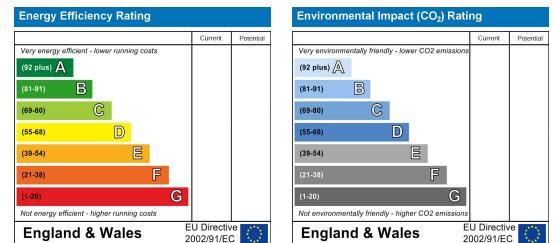
## Area Map



## Floor Plans



## Energy Efficiency Graph



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