



£325,000 Guide Price

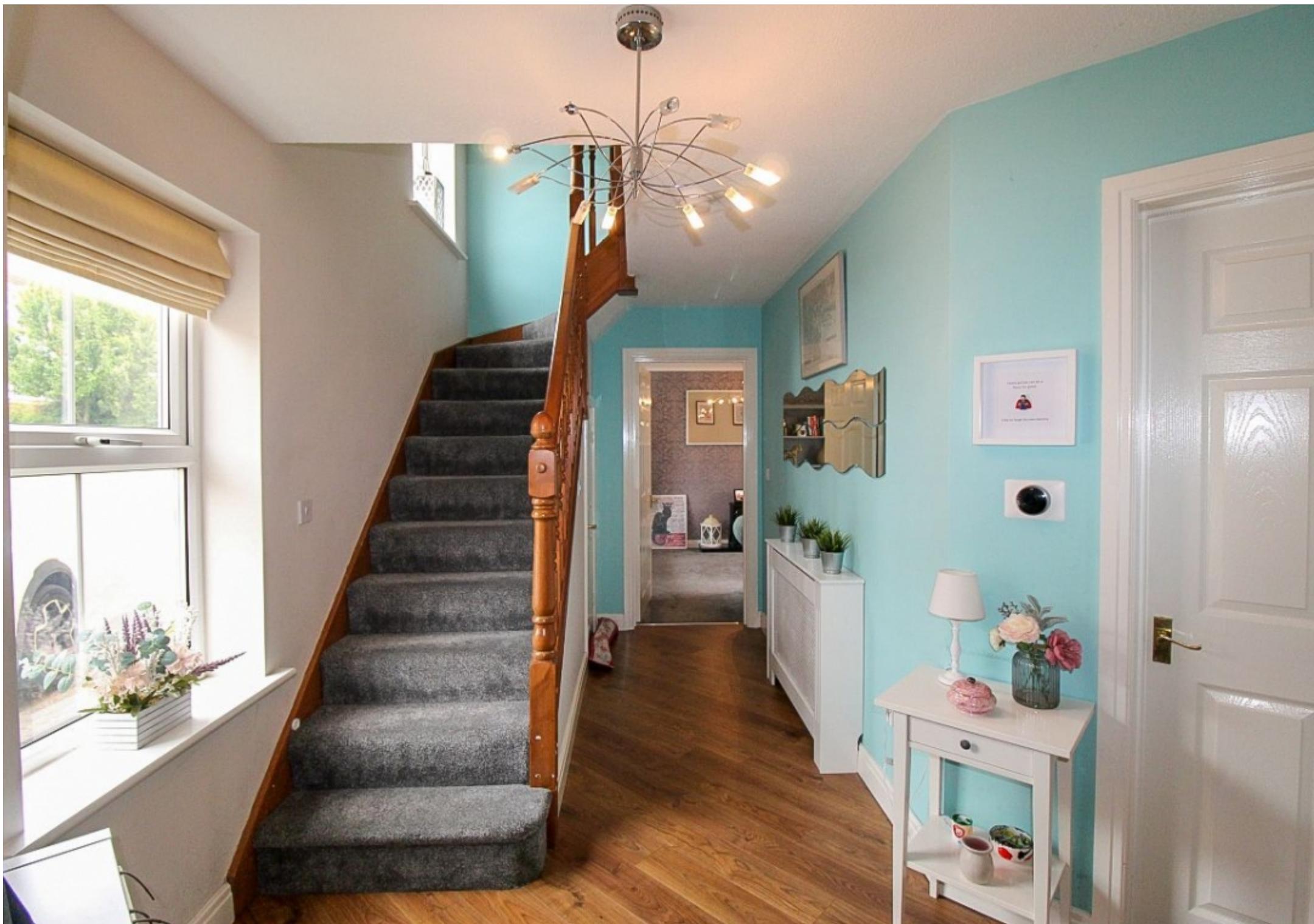
Briarwood Gardens, Sunnyside, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Spacious Family Home
- Four/ Five Bedrooms with Ensuite to Master
- BEAUTIFULLY PRESENTED THROUGHOUT
- Open Plan Kitchen Dining Area
- Spacious Lounge Benefitting from French Doors
- Enclosed Landscaped Rear Garden
- Driveway & Adjoining Garage/ Office
- Corner Plot Position
- Highly Sought-After Location
- VIEWING HIGHLY ADVISED!

Property Description

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A FABULOUS PROPERTY YOU'VE GOT THE LOT...WITH TWO HOME OFFICES, CUL-DE-SAC POSITION AND A CORNER PLOT...!

Uflit are more than delighted to welcome to the market this beautiful detached four/ five bed family home offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this beautiful detached four/ five bed family home offering MODERN LIVING throughout. To the downstairs accommodation this well-proportioned home boasts a welcoming hallway leading to a bright and spacious living room benefitting from a bay window and French doors opening onto the rear garden creating light and space, an open plan breakfast kitchen diner with further French doors that open onto the garden, bedroom five/dining room and a downstairs wc. To the upstairs accommodation a superb master bedroom with ensuite and dressing area/office, three further bedrooms and a family bathroom benefitting from both bath and shower. The property commands a corner plot position on a beautiful cul-de-sac and offers an attractive open frontage with driveway providing off-road parking and an adjoining garage for further parking with a partial conversion creating a further home office. To the rear an enclosed low maintenance landscaped garden providing great outdoor entertaining space. Located on the highly sought-after modern development of Woodlathes close to local amenities, excellent transport links and schools. The property also benefits from a 4kw solar system with a newly installed 9.5kw battery system, electric car charger and an array of fitted blinds...Don't delay call Uflit today 01709 912730.

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door to a cosy hallway with attractive hardwood flooring which seamlessly flows through to the open plan kitchen. Radiator, carpeted spindled stairs to the first-floor accommodation with a useful understairs storage cupboard and doors give access to lounge, open plan kitchen and bedroom five/dining room.

Living room w: 3.5m x l: 5.5m (w: 11' 6" x l: 18' 1")

A spacious and modern living area boasting a front facing upvc bay window along with French doors opening onto the rear garden allowing the light to flow through this space. Two radiators add warmth, a feature wall catches the eye and carpeted flooring.

Open Plan Kitchen Diner w: 4.2m x l: 5.2m (w: 13' 9" x l: 17' 1")

A great family entertainment space and the hub of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary work surface areas, a counter top composite sink and matching upstands, an adjoining breakfast bar compliments with further base units. Appliances to include a built-in double electric oven, electric hob with black glass back panel and designer extractor fan, integrated dishwasher and the all-essential wine cooler. A continuation of the

hard wood flooring seamlessly flows throughout. Two front facing upvc windows and further French doors opening onto the rear garden, spot lighting, two plinth heaters and a door opens to the wc.

Downstairs WC

Comprising of a low level wc and corner wash hand basin with tiled back panel. A continuation of the hard wood flooring, a radiator and a rear facing upvc window.

Dining room w: 5m x l: 3.2m (w: 16' 5" x l: 10' 6")

Currently used as a fifth double bedroom with carpeted flooring, radiator and a rear facing upvc window. Sizes to maximum measurements.

Adjoining Garage w: 2.9m x l: 2.8m (w: 9' 6" x l: 9' 2")

With up and over door and a boarded loft space with fitted shelf storage and lighting

Office w: 2.8m x l: 2.2m (w: 9' 2" x l: 7' 3")

The rear of the garage has been cleverly converted to a home office with laminate flooring, spot lighting, wall mounted electric heater and French doors opening onto the garden.

FIRST FLOOR:

A galleried staircase with spindled bannister rail creating a parapet to the landing. Carpeted flooring, front facing upvc arched window creating a feature and doors giving access to master bedroom, three further bedrooms, family bathroom, storage cupboard and a loft hatch providing access to a boarded loft with fitted shelf storage and lighting.

Master bedroom w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

A modern master bedroom with a striking feature wall, two front facing upvc windows, radiator and carpeted flooring. A door giving access to the ensuite and an opening to the dressing room/ office.

Dressing Room w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

With a continuation of the carpeted flooring, radiator and a rear facing upvc window.

Ensuite w: 1.8m x l: 2m (w: 5' 11" x l: 6' 7")

To the ensuite partially tiled walls with feature borders and contrasting Karndean flooring, comprising of a vanity low-level wc with further vanity wash hand basin, a

shower cubicle with decorative paneling. Radiator, spot lighting and a rear facing upvc window.

Bedroom 2 w: 3.5m x l: 3.3m (w: 11' 6" x l: 10' 10")

A further double bedroom with a rear facing upvc window, radiator and carpeted flooring.

Bedroom 3 w: 3.5m x l: 2.2m (w: 11' 6" x l: 7' 3")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 4 w: 3m x l: 2.7m (w: 9' 10" x l: 8' 10")

An ample sized fourth bedroom with a front facing upvc window, fitted double wardrobes, radiator and carpeted flooring.

Family Bathroom w: 4m x l: 1.7m (w: 13' 1" x l: 5' 7")

The family bathroom benefits from both bath and separate shower comprising of a panelled bath with overhead shower and screen, separate shower cubicle with decorative panelling, wash hand basin and a low level wc. Partially tiled with feature tiling, contrasting Karndean flooring, radiator and a rear facing upvc window.

Outside

Commanding a corner plot position and offering a welcoming open aspect frontage with a driveway providing off-road parking which in turn leads to the adjoining garage with wrap around lawned areas, greenery and shrubs. To the rear a beautifully landscaped rear garden with a bespoke decked patio area partially protected by a pagoda leading to delicately tiered low maintenance Astro turf gardens with delicate sleeper borders, a further decked patio with garden shed all privately enclosed.





Total area: approx. 138.0 sq. metres (1485.1 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 82 |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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