



£200,000 Guide Price

Sunnybank Crescent, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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THIS HOUSE MAY CONTAIN PROSECCO

# Step Inside

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## Key Features

- Three Bedroom Family Home
- Highly Desirable Location
- Appointed to an Exceptionally High Standard
- Stunning Open Plan Lounge/Diner
- Designer Kitchen and Bathroom
- Downstairs WC
- Landscaped Gardens to Front and Rear
- SOUTH FACING with SPECTACULAR VIEWS
- Off Road Parking and Adjoining Garage

## Property Description

GUIDE PRICE £200,000 to £210,000

A FAMILY HOME OF THE HIGHEST RANK...WITH A SOUTH FACING GARDEN ON SUNNYBANK...! Uflit are delighted to welcome to the market this stunning three bedroom semi detached property

## Main Particulars

GUIDE PRICE £200,000 to £210,000

A FAMILY HOME OF THE HIGHEST RANK...WITH A SOUTH FACING GARDEN ON SUNNYBANK...! Uflit are delighted to welcome to the market this stunning three bedroom semi detached property, immaculately appointed to an exceptionally high standard throughout. The property boasts a spacious open plan modern lounge diner, an exceptional modern kitchen and downstairs wc. To the first floor three ample sized bedrooms and an exquisite family bathroom. The property commands an elevated position with exemplary views where the high standard emulates to the outside with a cobbled driveway providing off road parking and an adjoining brick-built garage. A stunning SOUTH FACING landscaped rear garden adds to the desirability of this stunning family home. Located in a quiet and highly desirable area of Brinsworth close to local amenities to include the bustling shopping parade with newly opened bars and bistros, excellent transport links and schools. The property benefits from a newly installed combi boiler and an alarm system. This property is of showroom standard and won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Entrance hall

Entering through a glazed stained glass composite door with further glazed side panel to a warm and welcoming hallway creating an abundance of light and a designer radiator adds warmth. Beautiful Karndean flooring seamlessly flows throughout the downstairs accommodation, spindled carpeted stairs leading to first floor accommodation with a useful under stairs storage cupboard utilising the space. Attractive glazed French doors give access to the lounge and a further glazed door to the kitchen. (Karndean flooring awaiting fitting).

**Lounge/diner** w: 7.8m x l: 3.5m (w: 25' 7" x l: 11' 6")

A spacious beautifully presented open plan living area with a continuation of this fabulous Karndean flooring, a stunning focal feature wall mounted inset gas fire and a designer radiator creates warmth. A front facing upvc window allows an abundance of light to flow through to the dining area where large patio doors open to the rear garden and a further glazed door leads to the kitchen and designer radiator emulates the standard on offer. (Karndean flooring awaiting fitting)

**Kitchen** w: 4.7m x l: 2.7m (w: 15' 5" x l: 8' 10")

WOW, an EXCEPTIONAL fully fitted modern kitchen featuring a range of gloss handleless wall and base units with granite work surface areas and complimentary upstands. If the price is right HIGH SPEC appliances to include, built-in eye level WIFI electric oven with microwave, slimline counter top induction hob, extractor fan and fridge/freezer. An under counter composite sink with designer tap, designer radiator and spot lighting. A rear facing upvc window allows light along with under counter mood

lighting, glazed upvc door gives further access to the rear garden and doors to under stairs storage and wc.

## **WC**

A modern wc comprising of a floating vanity hand wash basin with beautiful tiled splash back and storage, floating wc with wall mounted flush and complimentary tiled back panel. Heated towel rail and a continuation of the Karndean flooring.

## **FIRST FLOOR:**

### **Landing**

With a spindled banister, carpet and loft hatch with partially boarded loft creating additional space. Side facing upvc window and doors giving access to three bedrooms and family bathroom.

**Master bedroom** w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A double bedroom with modern laminate flooring, designer radiator and front facing upvc window.

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

A further double bedroom with modern laminate flooring, designer radiator and rear facing upvc French doors opening to STUNNING VIEWS.

**Bedroom 3** w: 3.1m x l: 1.9m (w: 10' 2" x l: 6' 3")

A further ample sized bedroom with a range of floor to ceiling ultra-modern fitted wardrobes with handleless push close contrasting doors. Further laminate flooring, designer radiator, spot lighting and rear facing upvc window with a modern louvre blind.

**Bathroom** w: 2.3m x l: 2m (w: 7' 7" x l: 6' 7")

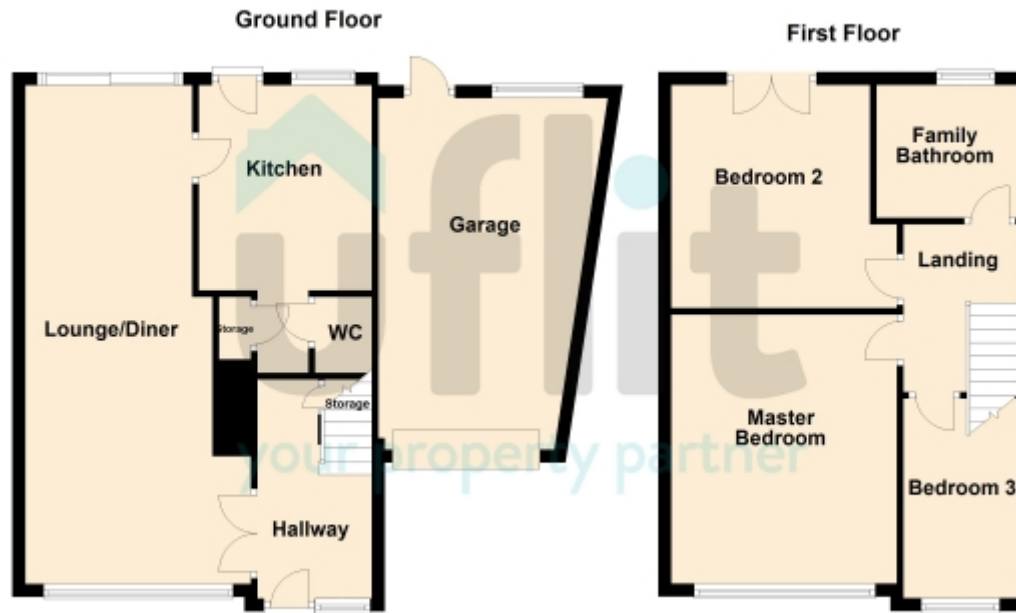
A stunning beautifully presented bathroom comprising of a tiled panelled bath with overhead wall mounted shower head, taps and screen. Floating wc with wall mounted flush and floating vanity wash hand basin with storage. Modern tiles throughout, spot lighting, heated towel rail and a rear facing upvc window. A further feature to this exceptional bathroom is the thermostatically controlled under floor heating.

### **Outside**

The property commands an elevated position with STUNNING VIEWS. To the front a walled frontage opens to a cobbled block driveway providing ample off-road parking with delicate shrubbed borders which in turn leads to the adjoining garage, attractive steps invite you to the front entrance. To the rear of the property a beautiful landscaped garden with an exceptional stone tiled patio area with brick façade, a further lower tiered patio area with a continuation of the beautiful tiles, this leads to a lawned garden with two cosy seating areas bordered with manicured shrubs and raised planters. A cobbled path leads to a modern side gate giving access to the rear. A stunning outdoor entertaining area or a tranquil area to wallow in the views whilst enjoying the sunshine morning till night.

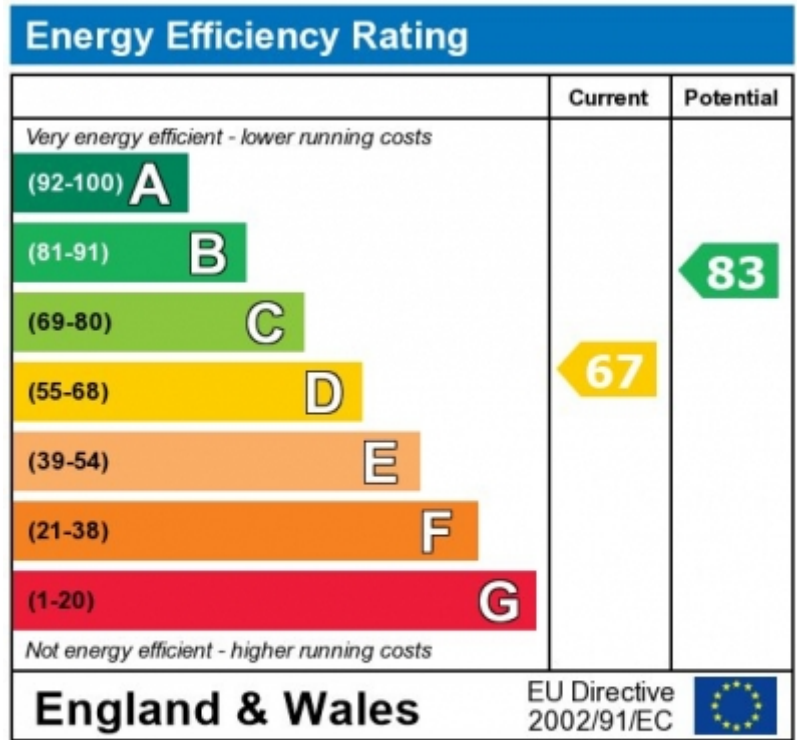






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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 © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



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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