



£260,000 Guide Price

Brownlee Close, Brinsworth, Rotherham

Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Spacious Family Home
- Three Bedrooms with Ensuite & Dressing Area to Master
- Beautifully Appointed Throughout
- Modern Spacious Lounge
- Stylish Fully Fitted Kitchen with Open Plan Dining Area
- Separate Utility and Downstairs Wc
- Driveway & Integral Garage
- Enclosed Landscaped Rear Garden
- Highly Sought-After Location
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £260,000 to £270,000

A FABULOUS PROPERTY, A DETACHED WITH THE MOST...ON THIS SOUGHT-AFTER DEVELOPMENT ON BROWNLEE CLOSE...!

Uflit are more than delighted to welcome to the market this beautiful detached three 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 three bed family home offering MODERN LIVING throughout. To the downstairs accommodation this well-proportioned home boasts a welcoming cloakroom leading to a bay windowed living room. The heart and hub of the home is the modern open plan kitchen diner with separate utility and downstairs wc. The dining area is complimented with bay windowed French doors that open onto the rear garden, creating light and space. To the upstairs accommodation a master bedroom with dressing area and ensuite, two further bedrooms and a family bathroom. The property offers an attractive open aspect frontage with a driveway providing ample off-road parking and an integral garage for further parking/ storage. To the rear a beautiful landscaped enclosed SOUTH FACING garden providing great outdoor entertaining space with the added bonus of a fabulous summer house (to be negotiated). Located on a highly sought-after development in Brinsworth close to local amenities to include the Brinsworth centre, bars, bistros and playing fields, excellent transport links and schools...Don't delay call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance Cloak Room

Entering through a composite glazed door to a cosy cloakroom with tread carpeted flooring, radiator and a door giving access to the lounge.

Living room w: 4.8m x l: 4.2m (w: 15' 9" x l: 13' 9")

A spacious living area with a front facing upvc bay window allowing the light to flow through this space, two radiators add warmth and laminate flooring seamlessly flows through to the open plan kitchen diner. An open carpeted spindled stairs with a delicate recess and doors to under stairs storage and kitchen diner.

Open Plan Kitchen Diner w: 5.2m x l: 4.1m (w: 17' 1" x l: 13' 5")

A great family entertainment space and the heart and hub of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary work surface areas and matching upstands, a built-in electric oven, five burner gas hob, extractor fan, integrated dishwasher and fridge freezer. The vinyl flooring seamlessly flows through to the utility area. The whole area is illuminated with a rear upvc window along with a large bay with French doors opening onto the rear garden and a radiator adds warmth.

Utility

w: 2m x l: 1.9m (w: 6' 7" x l: 6' 3")

Entering through a further door to the utility area with a range of wall and base units with complimentary worksurface areas and matching upstands with plumbing for further utilities. Radiator and a door giving access to downstairs wc and a glazed composite door giving further access to the rear garden.

Downstairs WC

Comprising of a low level wc, wash hand basin with tiled back panel, vinyl flooring, radiator and a rear facing upvc window.

Integral Garage w: 3.1m x l: 5.8m (w: 10' 2" x l: 19')

With up and over door providing further parking/ storage.

FIRST FLOOR:

Landing

A spindled banister rail with carpeted flooring, radiator and loft hatch providing additional storage. Doors giving access to master bedroom, two further bedrooms and a family bathroom.

Master bedroom w: 3.2m x l: 3.7m (w: 10' 6" x l: 12' 2")

A modern master bedroom with a front facing upvc window, radiator and carpeted flooring. An opening gives access to the dressing area featuring a range of stunning fitted wardrobes, radiator, rear facing upvc window and a door giving access to the ensuite.

Ensuite w: 1.4m x l: 2.1m (w: 4' 7" x l: 6' 11")

Comprising of a low level wc, wash hand basin and shower cubicle with feature tiles, radiator, vinyl flooring and a rear facing upvc window.

Bedroom 2 w: 3.1m x l: 3.4m (w: 10' 2" x l: 11' 2")

A further double bedroom with a front facing upvc window, radiator, carpeted flooring and storage cupboard.

Bedroom 3 w: 2.1m x l: 3.4m (w: 6' 11" x l: 11' 2")

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

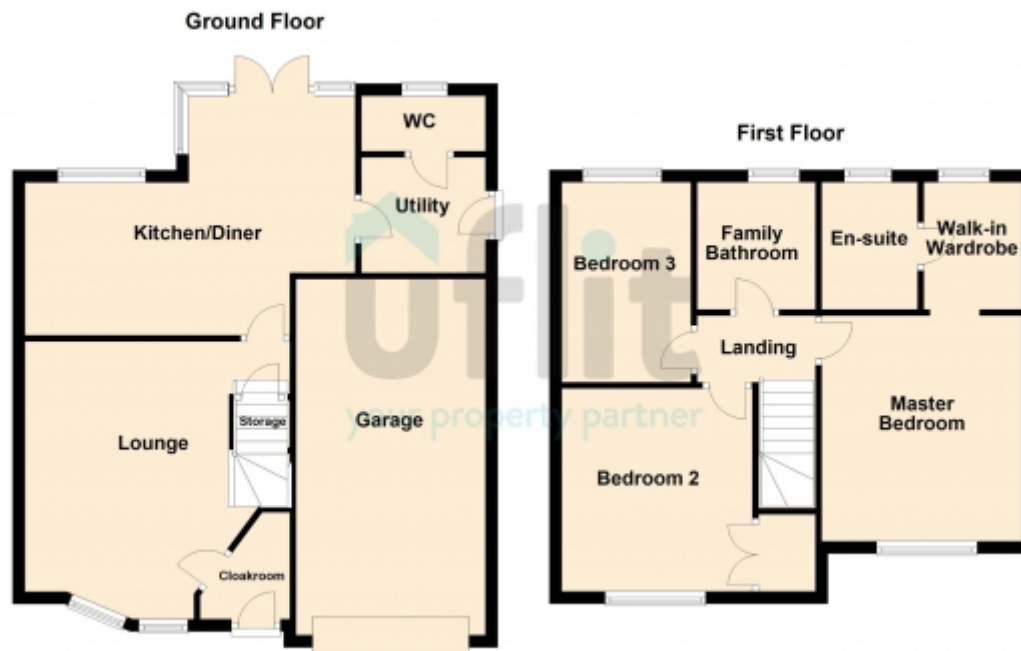
Family Bathroom w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

A modern family bathroom comprising of a panelled bath with over head shower and screen, wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a rear facing upvc window.

Outside

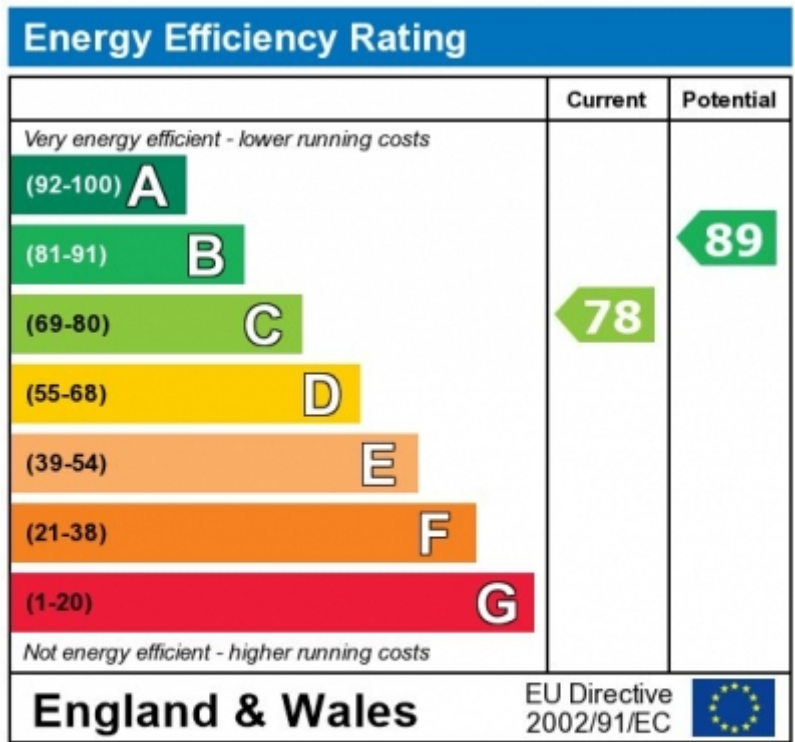
An attractive open aspect frontage with a driveway offering ample off-road parking which in turn leads to the integral garage with lawned areas. Side gated access to a stunning landscaped SOUTH FACING rear garden where a paved patio leads to a low maintenance Astro turf garden with manicured decorative stone borders, a raised sleeper border creates an attractive feature with further shrubbery and a stunning Summer house (negotiable) adds to the attraction, all privately enclosed.





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

Telephone: 01709 912730



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