



£240,000 Guide Price

Belvedere Parade, Bramley, Rotherham

Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Spacious Family Home
- Three Bedrooms
- Beautifully Appointed Throughout
- Spacious Lounge with Stunning Bespoke Media Wall
- Stunning Open Plan Breakfast Kitchen/Diner
- Stylish Modern Family Bathroom
- Private Enclosed Landscaped Gardens
- Double Driveway & Detached Brick Built Garage
- Beautiful Cul-De-Sac Position
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £240,000 to £250,000

STANDARDS THIS HIGH, YOU'LL NEVER LOOK BACK...WITH STUNNING LANDSCAPED GARDENS ON A QUIET CUL-DE-SAC...!

Uflit are more than delighted to welcome to the market this STYLISH detached three bedroom family home offering MODERN LIVING throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this STYLISH detached three bedroom family home offering MODERN LIVING throughout. To the downstairs accommodation this spacious and well-proportioned home boasts a welcoming hallway leading to a stunning living room with bespoke media wall. The hub of the home is the modern open plan breakfast kitchen complimented with patio doors that open onto the rear garden, creating light and space. To the upstairs accommodation a master bedroom, two further bedrooms and a beautiful family bathroom. This property nestles seamlessly in the heart of this modern development in Bramley on an idyllic quiet cul-de-sac with an attractive open aspect frontage and a double driveway providing ample off-road parking leading to the detached brick built garage. To the rear a private stunning enclosed landscaped garden providing great outdoor entertaining space. The property also boasts solar panels, a hive system, alarm and a selection of fitted blinds. Close to local amenities, excellent transport links and schools. Viewing is highly recommended to appreciate the standard of accommodation on offer...Don't delay call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a composite glazed door to a warming hallway featuring carpeted stairs leading to the first floor accommodation, radiator, spot lighting, side facing upvc window and a beautiful solid wood door giving access to the lounge.

Lounge w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

A spacious and modern living area boasting a bespoke media wall housing appliances and a large focal fire with feature recess. A further solid wood door opening to the breakfast kitchen, modern laminate flooring, a front facing upvc window allowing the light to flow through this space, spot lighting and a radiator adds warmth.

Open Plan Breakfast Kitchen/Diner w: 4.7m x l: 3m (w: 15' 5" x l: 9' 10")

A great family entertainment space and a focal point of this family home featuring a modern kitchen comprising of a range of wall and base units with complimentary granite work surface areas, under counter stainless steel sink and matching back panels. Appliances to include a built in oven, hob, designer extractor fan and an integrated fridge freezer and the all essential wine cooler. A rear facing upvc window illuminates along with patio doors opening onto the garden whilst spot and counter down lights creates the mood. Tiled flooring, radiator, a solid wood door to understairs storage and a glazed side facing upvc door.

FIRST FLOOR:

Landing

A carpeted bespoke spindled landing with a loft hatch creating storage, a side facing upvc window and spot lighting. Solid wood doors giving access to master bedroom, two further bedrooms and the family bathroom.

Master bedroom w: 3m x l: 3.9m (w: 9' 10" x l: 12' 10")

A modern master bedroom with feature wall, a front facing upvc window, radiator, carpeted flooring and spot lighting.

Bedroom 2 w: 3m x l: 3.3m (w: 9' 10" x l: 10' 10")

A further double bedroom with a range of modern fitted wardrobes, a rear facing upvc window, spot lighting, radiator and carpeted flooring.

Bedroom 3 w: 2.1m x l: 3.1m (w: 6' 11" x l: 10' 2")

An ample sized third bedroom with carpeted flooring, radiator a front and rear facing upvc window, spot lighting and over stairs storage.

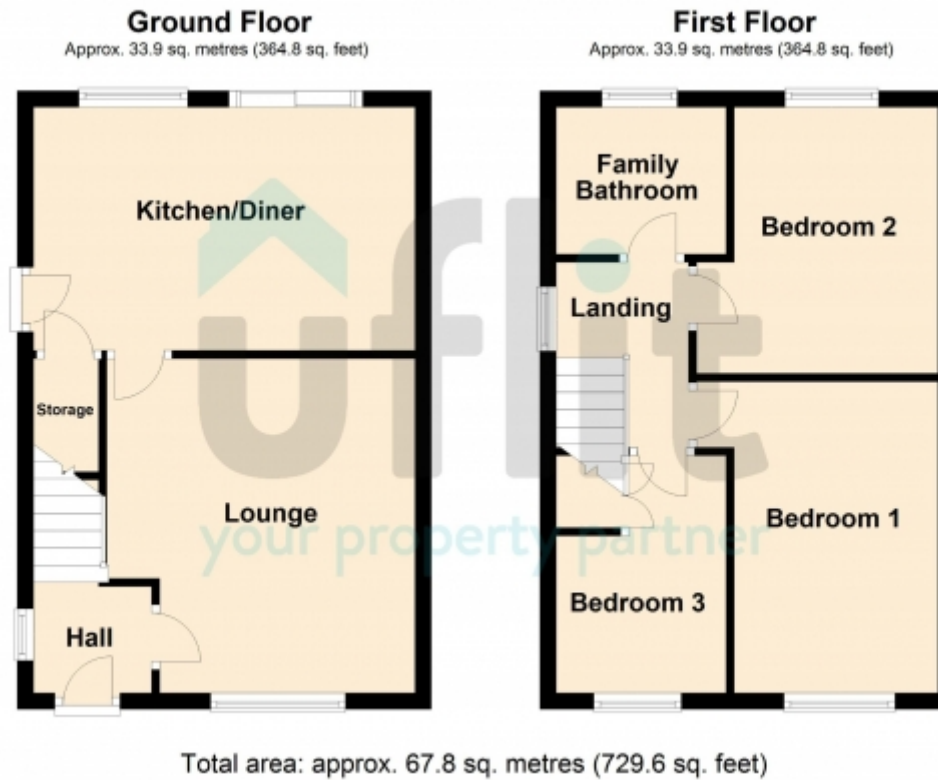
Family Bathroom w: 2.1m x l: 1.8m (w: 6' 11" x l: 5' 11")

A stylish modern family bathroom comprising of a panelled bath with overhead double shower and screen, floating wash hand basin and a separate vanity wc. Fully panelled walls and ceiling with spot lighting and contrasting flooring, heated towel rail, a rear facing upvc window and a large LED mirror.

Outside

A welcoming manicured open aspect frontage with a driveway separating low maintenance Astro turf gardens, a further driveway offering ample off road parking leading to the detached brick built garage. Gated access to the rear where a private garden awaits with a stunning Indian stone paved patio wrapping around a low maintenance manicured Astro turf garden crating a fabulous outdoor entertaining area.






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		85
(69-80) C	75	
(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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