



£200,000 Guide Price

Winchester Way, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Beautifully Appointed Throughout
- Open Plan Lounge/ Diner
- Modern Kitchen
- All Year-Round Conservatory
- Stunning Family Bathroom & Downstairs Wetroom
- Landscaped Gardens
- Double Driveway & Double Adjoining Garage
- Highly Sought-After Location
- NO ONWARD CHAINS Simply MUST BE VIEWED!

Property Description

GUIDE PRICE £200,000 to £210,000

A STUNNING HOME FOR YOUR FAMILY TO STAY...PROMINENTLY POSITIONED ON WINCHESTER WAY...!

Uflit are delighted to welcome to the market this beautiful EXTENDED three bedroom semi detached property commanding a corner plot.

Main Particulars

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A STUNNING HOME FOR YOUR FAMILY TO STAY...PROMINENTLY POSITIONED ON WINCHESTER WAY...!

Uflit are delighted to welcome to the market this beautiful EXTENDED three bedroom semi detached property commanding a corner plot, appointed to a high standard throughout. The property boasts a spacious Modern open plan lounge/ diner, beautiful kitchen and an all year round conservatory. Adopting the extension an adjoining double garage and a family wet room/ utility. To the first floor three ample sized bedrooms and a stunning family bathroom benefitting both bath and separate shower. The property commands a corner plot position where the high standard amplifies to the outside with a double driveway with attractive patterned concrete providing ample off road parking leading to a large adjoining double garage and manicured wrap around gardens. The landscaped cosy rear garden adds to the desirability of this property. Located in a quiet and highly desirable area of Brinsworth close to local amenities to include the vibrant shopping parade with bistros and pubs, excellent transport links and a stones throw away from schools. The property also benefits from an alarm system, a range of fitted blinds and negotiable goods. This property beautifully appointed property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

Entering through a glazed composite door with glazed side panel to a warm and welcoming hallway with carpeted spindled stairs leading to first floor accommodation, radiator and glazed paneled doors giving access to the lounge and kitchen and a further door to storage.

Open Plan Lounge/Diner w: 3.5m x l: 7.8m (w: 11' 6" x l: 25' 7")

A spacious beautifully presented living area with carpeted flooring flowing throughout, a stunning focal feature fire surround with inset fire and marble façade adopts a feature wall amplifying the standard on offer and emulates throughout the property. A front facing upvc window allows an abundance of light to flow through to the offset dining area accessed via a delicate arch. Two radiators add warmth and patio doors open to the conservatory.

Conservatory w: 2.9m x l: 3.1m (w: 9' 6" x l: 10' 2")

A fabulous all year round further reception room with a bespoke vaulted ceiling with spot lighting, carpeted flooring and rear facing Patio doors opening onto the garden.

Kitchen Area w: 2.9m x l: 3.3m (w: 9' 6" x l: 10' 10")

A modern fitted kitchen featuring a range wall and base units with complimentary work surface areas, counter top resin sink and matching upstands. Appliances to

include a built in electric oven, gas hob with stainless steel back panel, extractor fan, integrated fridge and dishwasher. A rear facing upvc window allows light along with a side facing upvc door to the rear hallway, vinyl flooring, a radiator adds warmth and a door gives access to a large understairs storage cupboard.

Extension

A fabulous addition to the property is the side extension with a garage and separate wet room/ utility

Hallway

A side facing composite glazed door with further glazed upvc side panels opens to a beautiful light hallway with split carpet to wet room flooring, radiator, built in bespoke storage and doors giving access to the garage and wet room.

Wet Room w: 1.6m x l: 1.6m (w: 5' 3" x l: 5' 3")

A stunning family wet room benefitting from tiled walls and wet room flooring, floating wash hand basin, a low level wc and plumbing for further utilities. Spot lighting, heated towel rail and a rear facing upvc window.

Double Garage w: 5.4m x l: 5.3m (w: 17' 9" x l: 17' 5")

The double garage benefits from a remote electric roller door, front and side facing upvc windows and an abundance of eaves storage.

FIRST FLOOR:

Landing

With spindled banister, carpeted flooring, loft hatch creating storage, side facing upvc window and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.4m x l: 4.1m (w: 11' 2" x l: 13' 5")

A beautifully appointed master bedroom with a large range of fitted wardrobe and furniture, carpeted flooring, radiator and front facing upvc window.

Bedroom 2 w: 3m x l: 3.7m (w: 9' 10" x l: 12' 2")

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

Bedroom 3 w: 2m x l: 2.7m (w: 6' 7" x l: 8' 10")

A further ample sized bedroom with over stairs storage cupboard, carpeted flooring, radiator and front facing upvc window.

Family Bathroom w: 2.4m x l: 2.2m (w: 7' 10" x l: 7' 3")

A beautifully presented bathroom benefitting from both bath and separate shower comprising of a shower cubicle, stylish paneled bath, vanity wash hand basin and a low level wc. Stunning Italian tiles throughout, paneled ceiling with spot lighting, heated towel rail and two side facing upvc windows.

Outside

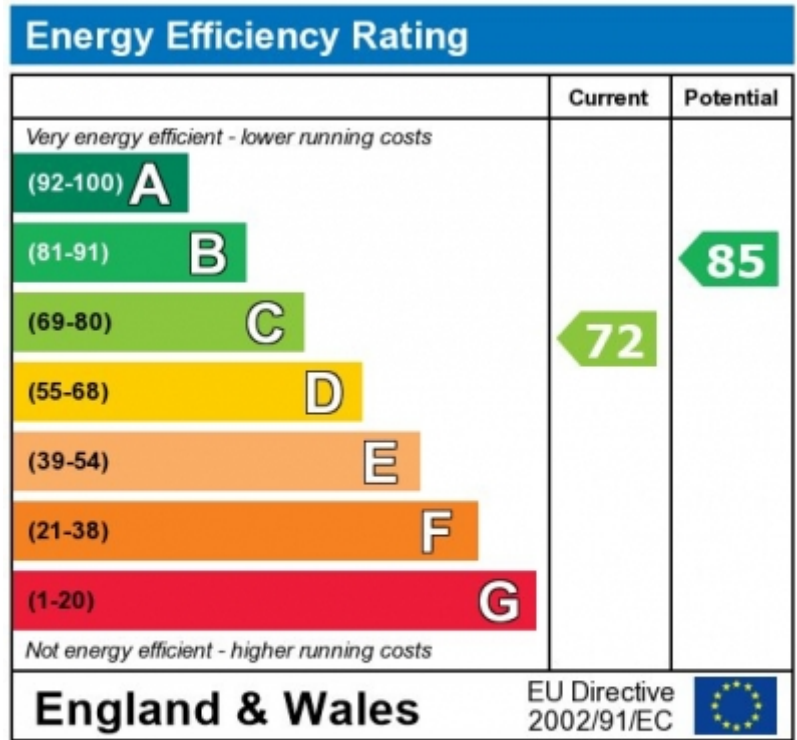
This property has curb appeal with a walled frontage and two sets of double gates opening to two patterned concrete driveways providing ample off road parking with lawned gardens and wrap around manicured borders. Side gated access where the patterned concrete seamlessly wraps around the property to form a patio to the rear with further decorative stone and a garden shed all privately enclosed. A further benefit to the property is a large storage area under the conservatory.





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



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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