BELL & CO ESTATES









14 Brookhaven Way | Bramley | Rotherham | S66 1WH

Guide Price £280,000 to £290,000

Bell & Co Estates are delighted to present this versatile Four/Five Bedroom Town House, offering spacious accommodation across three floors in the ever-popular village of Bramley. Designed with modern family living in mind, this home offers flexible accommodation, generous room sizes and excellent living space, making it perfect for growing families. Stepping inside, the welcoming entrance hall provides access to a convenient ground floor WC and storage cupboard before leading through to the open-plan kitchen/lounge/diner. Measuring over 23ft in length, this bright and spacious reception room offers ample room for both relaxing and entertaining, with French doors opening into the conservatory, creating the perfect place to enjoy views of the garden all year round. The fitted kitchen enjoys a range of wall and base units, generous worktop space and room for everyday dining, making it a practical and sociable hub of the home. To the first floor, the property continues to impress with a superb principal bedroom suite, complete with a spacious dressing room featuring fitted wardrobes and a contemporary en-suite shower room. Originally designed as a generous lounge with a separate principal bedroom and en-suite, this floor has been thoughtfully reconfigured to create an impressive suite. However, it could easily be reinstated to its original layout, offering exceptional flexibility to suit a variety of lifestyles and family needs. The second-floor hosts three further well-proportioned bedrooms, all offering comfortable accommodation, alongside a family bathroom serving this level. Externally, the property enjoys a private, enclosed rear garden, ideal for relaxing, entertaining and family life, whilst to the front there is off-road parking providing parking for multiple vehicles along with a detached garage. Situated in a sought-after residential location within Bramley, the property is ideally positioned close to local amenities. Early viewing is highly recommended.









Contact Details

79 Wales Road

Kiveton Park

Sheffield

South Yorkshire

S26 6RA

www.bellcoestates.com

info@bellcoestates.com

03333 580590

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Bramley
ROTHERHAM
S66 1WH

Energy rating

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Valid until	Certificate number
18 July 2033	2607-8923-9230-0168-9292

Property type	end-terrace house
Total floor area	114 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements