

20 Coquet Avenue, Bramley, Rotherham, S66 1TU



- An extended 4 bedroom detached house
- En suite to principal bedroom
- Fantastic open plan Breakfast/Dining Kitchen extension
- Situated upon a No Through Road

Offers In Region Of £225,000





Property Description

Positioned to the end of this No through Road and having been occupied by the vendor from new is this extended four bedroom detached house with en suite shower room to the Principle bedroom. The rear extension has created a fantastic open plan Dining Kitchen space which flows into the former Dining Room giving the downstairs a feeling of a lot of living space. The Family Bathroom has a four piece white suite incorporating a Jacuzzi style bath while to the outside is a spacious lawned garden and tandem style driveway leading to the single garage. For the commuter, access to Junction 1 of the M18 is within approximately a mile away and the highly rated Wickersley Sports College(Comprehensive) about half mile away in the opposite direction.

Entrance Hallway * Bay windowed Lounge with focal fireplace * Reading/Play Area(former Dining Room) * Extended L-shaped Dining Kitchen * First floor Landing * Bedroom 1 with en suite shower room * Three further bedrooms * Family Bathroom * Gardens, driveway and garage * EPC rating D

DESCRIPTION

Only from an internal viewing of this property can its true



size be fully appreciated due to the rear extension across the full length of the property. This room certainly is the main 'Hub' of the house and due to the four bedrooms, three of which are of double proportion, it truly lends itself to the growing family. The property has been occupied by the same vendor from new which also speaks volumes for not only the property but also its location.

LOCATION

Situated to the heads of this No Through Road this delightful property is situated within approximately half a mile from the highly regarded and sought after Wickersley Sports College (Comprehensive) & for the commuter in the opposite direction approximately half a mile way is the M18. A little further on from the School are the various shops, amenities & Restaurants in Wickersley.

ENTRANCE HALLWAY

Leading off the front facing entrance door is the **HALLWAY** with stairs rising to the first floor and laminate flooring.

The **LOUNGE** enjoys a front facing aspect via the bay window and there is a focal fireplace incorporating the surround with marble effect back and hearth together with the coal effect living flame gas fire. Wall light points and French style doors lead through to the

READING/PLAY ROOM (former Dining Room). This area now has fitted book shelves to one wall and open plan through to the extended part of the property, the **L-SHAPED BREAKFAST/DINING KITCHEN**.



This part of the property is where it all happens! It's a spacious area with a dining table and French doors giving access to the rear garden and also with a fitted breakfast bar to the kitchen base units. There is a comprehensive range of fitted wall, base and drawer units to the kitchen area with various integral electrical appliances. There is a double electric built in oven, built in microwave and a 5 ring gas hob with overhead extractor hood. Concealed wall mounted combination boiler, recess lights to ceiling, side door to driveway & various rear facing windows enjoying the garden view.

FIRST FLOOR LANDING with a side facing window, built in airing cupboard housing the hot water tank and access via ladder to the loft space.

All **FOUR BEDROOMS** and bathroom lead off the landing, three of which are double and a front facing single. The principal rear facing double bedroom has an adjoining en suite shower room whilst the front facing double bedroom has fitted wardrobes.

The extended **FAMILY BATHROOM** enjoys a fitted white four piece suite which incorporates a Jacuzzi style bath and shower cubicle.

OUTSIDE

Fronting the property is a small lawned garden and to the side a tandem style driveway providing ample off road parking leading to the rear **GARAGE**, which is brick built with an up and over door.



To the rear of the property is a good size lawned garden area with mature shrubbery, veg and herb garden and a security light.

GENERAL INFORMATION

These particulars have been prepared by the agent, and subsequently approved by the seller. Please note no survey has been carried out and no appliances have been tested. It is recommended that any prospective buyer carries out their own checks prior to completion.

VIEWING

Strictly by appointment through ELR Wickersley office.

OFFER PROCEDURE

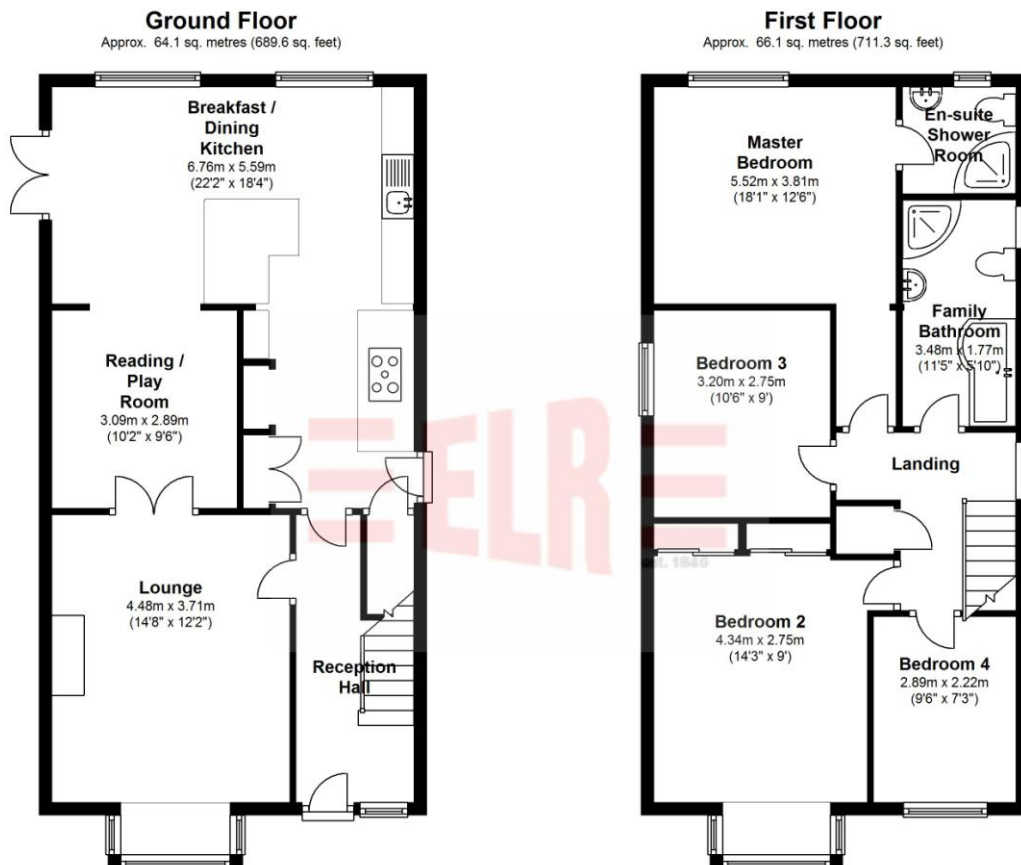
All enquiries and negotiations to ELR Wickersley office. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our financial services consultants will speak with you to "qualify" your offer.

FREE VALUATIONS AND MARKETING ADVICE

Thinking of selling? Ring ELR to arrange an appointment for one of our experienced valuers to advise on your sale.

RICS HOMEBUYER SURVEYS & OTHER VALUATIONS

Our RICS Qualified Chartered Surveyors have in-depth experience of reporting on all types of residential property throughout the region. Phone ELR for further information.



Total area: approx. 130.2 sq. metres (1400.9 sq. feet)

Floorplan Created By UK Energy Assessors Ltd.

Every Effort has been made to ensure the accuracy of measurements, Floorplans are for reference only and should only be used as such. All measurements are at maximums into bays and wardrobes etc.

Plan produced using PlanUp.



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