



**Broom Lane, Broom** Rotherham S60 3EL

**Guide Price £340,000 to £350,000**



- **Three/Four Bedroom Semi-Detached Home**
- **Open Plan Kitchen Diner with Bi-folding Door to Balcony**
- **Feature Working Open Fires & French Shutters**
- **Beautifully Presented Throughout - High Specification**
- **Basement Level Living with Bathroom & Patio Doors**
- **Rear Privately Enclosed Lawn Garden & Patio**

**Guide Price: £340,000 to £350,000.** New on the market is this Three/Four Bedroom Semi-Detached Home providing versatile living accommodation over three floors and is beautifully presented with high specification fixtures and fittings throughout. Being handily placed close to reputable schools, shops, Herringthorpe playing fields and within easy reach of the town centre.

In brief property comprises; Entrance Hall \* Bay Window Lounge with a Feature Open fire \* Open Plan Kitchen Diner with Bi-folding Door to Balcony - Downstairs - Open Plan Utility Room and Reception Room/Fourth Bedroom with Patio Doors \* Bathroom - Upstairs - Three Ample Bedrooms, two with Fitted Wardrobes \* Four Piece Suite Bathroom - Outside - Gated Driveway \* Rear Lawn Garden and Patio Seating Areas. \*\* Viewing by Appointment Only \*\*

#### **Entrance Hall**

Entry into the hall via a wood framed and stain glass window door, hall having hardwood flooring and stairs rising up to the first floor. Doors to;

#### **Lounge 14' 0" x 11' 5" (4.26m x 3.48m) in to the bay**

Bay window reception room with french shutters. Focal point of the room being the cast iron open fire.

#### **Kitchen/Diner 13' 11" x 19' 4" (4.24m x 5.89m)**

A generous open plan kitchen dining room with wood flooring, an open working fire and with bi-folding doors opening out to the balcony. The kitchen is appointed with a range of wooden painted base, wall and drawer units with a complimentary quartz work surface above which incorporates a belfast porcelain sink. There is an integrated fridge freezer and space for a 110cm range cooker. Stainless steel cooker hood to be included.

A composite door opens out to the side of the property which gives access to the driveway and to the rear garden and an internal door with stairs leading down to;

#### **Basement Level**

Hall having storage cupboard and access to;

#### **Utility Area 13' 10" x 10' 4" (4.21m x 3.15m)**

Appointed with a modern range of units which have a work surface above incorporating a bowl sink and drainer. Space for freestanding appliances. Patio doors opening out to the rear garden patio. With door to bathroom and open plan to;

#### **Versatile Reception/Bedroom 14' 0" x 10' 8" (4.26m x 3.25m)**

This space is currently used a gymnasium but is versatile to create an annex living space for a larger family.

#### **Bathroom 8' 1" x 7' 3" (2.46m x 2.21m)**

Fully tiled appointed with a WC, wash basin and corner shower enclosure. Inset storage cupboards which house the combi boiler.

#### **First Floor**

#### **Bedroom One 15' 0" x 8' 8" (4.57m x 2.64m) up to the wardrobes**

Front facing bay window bedroom with french shutters and fitted wardrobes.



#### **Bedroom Two 13' 11" x 11' 3" (4.24m x 3.43m)**

Rear facing bedroom with decorative cast iron stove.

#### **Bedroom Three 7' 0" x 6' 0" (2.13m x 1.83m) up to the wardrobes**

Front facing single bedroom with fitted wardrobes.

#### **Bathroom 9' 11" x 7' 9" (3.02m x 2.36m)**

Generous bathroom appointed with a four piece suite comprising; WC, wash basin, bath and shower. Fully tiled and with towel radiator.

#### **Exterior and Gardens**

Double gates provide access onto a block paved driveway providing ample off road parking. There is a feature brickwork arch to the entrance door and an electric car charging point.

A step leveled pathway gives access of the side of the property through a gate to the rear garden. There is a raised decked patio with steps down to a graveled patio.

A picket fence separates the lawn garden which is privately enclosed by hedges with mixed planted borders and another patio seating area.

#### **Additional Information**

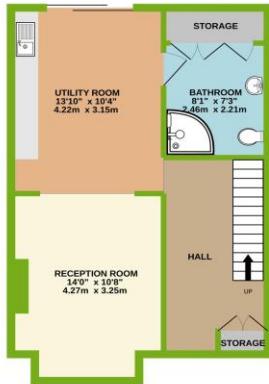
The sellers have plans drawn to extend the property both to the side and the rear. Please ask for details.



BASEMENT  
473 sq.ft. (43.9 sq.m.) approx.

GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.

1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1478 sq.ft. (137.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Prospective buyers should be aware that services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			82   B
81-91	B			
69-80	C			
55-68	D			64   D
39-54	E			
21-38	F			
1-20	G			



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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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