



25 Norrels Drive, Broom, Rotherham, S60 2RD

Offers Around £255,000

A spacious FOUR BEDROOM DETACHED FAMILY HOME located off Broom Valley Road, conveniently situated close to the town centre and within walking distance of shops and schools. The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, CONSERVATORY AND AMPLE PARKING. The accommodation comprising: Hall, Cloakroom, spacious Lounge, separate Dining Room, Breakfast Kitchen, Conservatory, master Bedroom with En-Suite, 3 further Bedrooms and family Bathroom..

Gardens to front and rear and double width drive and integral Garage.

NO UPWARD CHAIN

RECEPTION HALL

With laminate flooring, radiator and under stairs cupboard

CLOAKROOM

With W.C. and pedestal wash hand basin, radiator and uPVC opaque window.

DINING ROOM 10'0" x 12'8" (3.06 x 3.88)

(the larger measurement taken into the uPVC bay window), radiator

LOUNGE 10'0" x 16'2" (3.06 x 4.94)



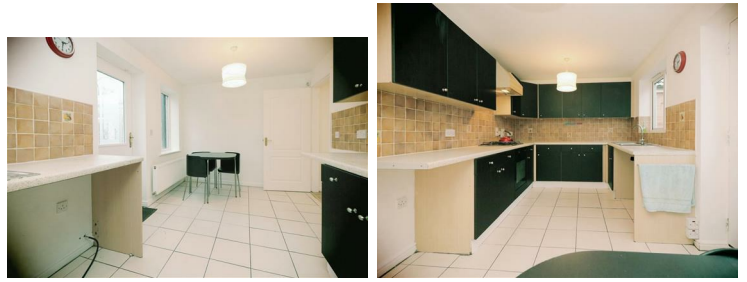
With radiator, laminate flooring and uPVC double doors into the Conservatory

CONSERVATORY 9'1" x 9'8" (2.78 x 2.95)



With brick base and uPVC windows and double doors opening into the rear garden.

KITCHEN 16'4" x 8'5" (5 x 2.58)



With base and wall units with inset stainless steel sink below the rear facing uPVC window. Integrated gas hob with oven beneath and extractor hood. Tiled flooring, radiator and half glazed rear entrance door.

FIRST FLOOR LANDING



With radiator

BEDROOM ONE 10'9" x 14'9" (3.3 x 4.52)



With built-in wardrobes to one wall, radiator and uPVC window.

EN SUITE 7'4" x 3'4" (2.24 x 1.04)



Comprising pedestal wash hand basin, W.C. and shower cubicle, radiator and airing cupboard

REAR BEDROOM 8'2" x 7'6" (2.5 x 2.3)



With radiator and uPVC window

REAR BEDROOM 9'10" x 10'2" (3 x 3.1)



Having built-in mirror fronted wardrobes, radiator and uPVC window

BATHROOM 6'6" x 5'6" (2 x 1.7)



With white suite comprising panelled bath and mixer tap shower, pedestal wash hand basin and W.C. Radiator and uPVC opaque window.

FRONT BEDROOM 8'3" x 10'7" (2.52 x 3.23)



With radiator, built-in mirrored wardrobes and uPVC window

OUTSIDE

Lawn to the front with double width tarmac drive and SINGLE INTEGRAL GARAGE housing the gas central heating boiler.

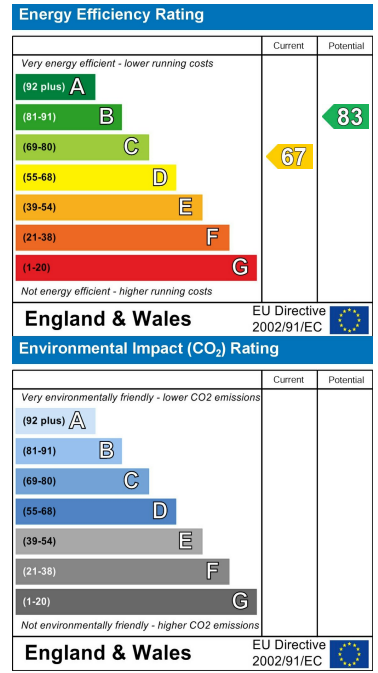
To the rear is a decked and paved patio area with established silver birch trees..

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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