

FOR SALE



Fraser Road, Broom
Guide Price £190,000


MARTIN & CO



Fraser Road, Broom

3 Bedrooms, 1 Bathroom

Guide Price £190,000

- Semi detached
- Three bedrooms
- Drive
- Generous garden
- Stunning throughout

GUIDE PRICE £190,000 - £200,000. Introducing a fantastic opportunity to acquire this beautifully upgraded, deceptively spacious three-bedroom semi-detached home at Fraser Road, Broom. This property exudes charm and sophistication, having been thoughtfully modernised by its current owners to a high standard, making it a perfect choice for a range of buyers. Its prime location provides easy access to local amenities, excellent transport links, Rotherham town centre, and Rotherham Hospital.



Upon entering, you are greeted by a welcoming hallway with a stylish spindled staircase leading to the first floor. The ground floor boasts an open-plan layout, seamlessly blending the lounge and kitchen areas to create a contemporary and sociable living space. The bay-windowed lounge features a stunning media wall, perfect for cosy evenings in. The sleek, high-gloss grey kitchen is fully fitted with a range of wall and base units, quartz worktops, and integrated appliances, offering both style and functionality. French doors open out onto the generous rear garden, creating a fantastic flow for indoor-outdoor living and entertaining.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each offering ample space

for family living. The modern family bathroom is both elegant and practical, completing the upper level.

Externally, the property benefits from off-road parking at the front and a spacious rear garden. The rear garden features a decked seating area, ideal for relaxing or hosting guests, alongside a sizable lawn, perfect for families and outdoor enthusiasts.

This stunning home is located in a sought-after area, with excellent proximity to schools, shops, and recreational facilities. The nearby transport links, including easy access to the M1 motorway and Rotherham train station, make it ideal for commuters. Don't miss the chance to view this remarkable home – early viewing is highly recommended!

ENTRANCE HALL With downlights to the ceiling and laminate flooring. A beautiful spindled staircase rises to the first floor landing with under stairs storage, decorative paneling to half height and front facing

entrance door with matching side window.

LOUNGE With coving and rose to the ceiling. The focal point of the room is the media wall with housing for tv, electric fire, inset recess lighting and shelves to the recess and front facing bay window.

DINING KITCHEN One of the highlights to the property having an extensive range of fitted wall and base units in high gloss grey, wall units include contemporary style extractor hood and underlighting. Base units are set beneath quartz worktops which include a single bowl sink, wine cooler, integrated washing machine, dishwasher, hob, oven, microwave, fridge and freezer. There is an island / breakfast bar with quartz worktop, downlights to the ceiling, rear facing window and rear facing French style doors to the garden.

LANDING With side facing window and spindled balustrade. Access to the loft room via a pull down ladder which is currently used as storage but could be a hobby room or study with front and rear facing roof



windows.

BEDROOM ONE A generous size double bedroom with laminate flooring and front facing bay window.

BEDROOM TWO A double size room with fitted wardrobes to one wall and rear facing window.

BEDROOM THREE A single size room currently used as a dressing room.

BATHROOM Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath with shower set over, paneling and downlights to the ceiling and side facing window.

OUTSIDE To the front is off road parking and low maintenance style garden. To the rear is a larger than average garden with decked area and generous size lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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