FOR SALE

Winlea Avenue, Brecks
Guide Price £250,000

MARTIN&CO

Winlea Avenue, Brecks

3 Bedrooms, 1 Bathroom

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- **Fully renovated**
- **Detached bungalow**
- **Three bedrooms**
- **Drive and garage**
- **Corner plot**

GUIDE PRICE £250,000 - £260,000. Set on a generous corner plot in the sought-after Brecks area, this fully refurbished bungalow offers a straightforward, low-maintenance lifestyle in a well-connected and established residential location. The property has undergone a full scheme of modernisation by the current owners and is offered for sale with no onward chain, making it an ideal option for those looking to move quickly without the hassle of renovation work. Everything has been done, from replastered walls and stylish oak internal doors to a sleek kitchen and contemporary bathroom, leaving the next owner free to settle in straight away.

The layout is practical and well balanced. The entrance hallway connects directly into a spacious lounge that enjoys plenty of natural light through a large picture window to the front. Neutral tones and quality finishes create a calm and uncluttered feel throughout, allowing for a range of interior styles. The dining kitchen is a standout feature - designed to be both functional and sociable, with a central island, integrated appliances including a dishwasher, and ample space for a family-sized table. The combination of wall and base units offers plenty of storage, while the modern induction hob and extractor hood add a clean-lined, contemporary touch.

The bathroom is equally well appointed, finished with

a crisp white three-piece suite that includes a full-size bath with overhead shower, stylish tiling and modern fittings. All three bedrooms are generously proportioned, making this a flexible home whether space is needed for family, guests, or working from home. The main bedroom includes fitted wardrobes, providing essential storage without compromising the room's layout.

Outside, the property continues to impress. A private driveway leads to a single garage, and there's additional hardstanding to the side - ideal for anyone with a caravan, motorhome or simply in need of extra parking space. The gardens wrap around the side and rear, mostly laid to lawn with mature shrubs offering natural borders and some privacy. With a bit of personal landscaping, this outdoor space could easily be tailored to suit a variety of uses, from relaxed outdoor seating to low-key gardening.

Winlea Avenue is located in Brecks, a well-regarded area on the edge of Rotherham with excellent access to a wide range of amenities. Local convenience stores are within easy reach, while bigger supermarkets including Morrisons and Tesco Extra are just a short drive away. Families will appreciate the proximity to local schooling, with Sitwell Junior School and Newman School both within walking distance.

Transport links from this area are another key selling point. The M1 and M18 motorways are easily accessible, making commuting towards Sheffield, Doncaster or even further afield very manageable. Sheffield Parkway is also close by, offering a direct route into Sheffield city centre. There are regular bus services operating in the area, connecting Brecks to central Rotherham and surrounding neighbourhoods, making it a convenient spot for those reliant on public transport.

Overall, this property strikes a balance between modern, ready-to-move-into interiors and a practical, well-connected location. With no work needed and plenty of space both inside and out, it's an easy choice for those looking to downsize, relocate or simply enjoy a home that's already been thoughtfully improved.

ENTRANCE HALL With front facing entrance door and

airing cupboard.

LOUNGE A generous size lounge with centre ceiling rose and front facing picture window.

DINING KITCHEN A fantastic newly installed kitchen with fitted wall and base units in high gloss grey, wall units include extractor hood. Base units are set beneath contrasting worktops which include an induction hob, electric oven, plumbing for washing machine and space for fridge freezer. With a central island which houses the single bowl sink and incorporates the breakfast bar, side and front facing windows and side facing entrance door.

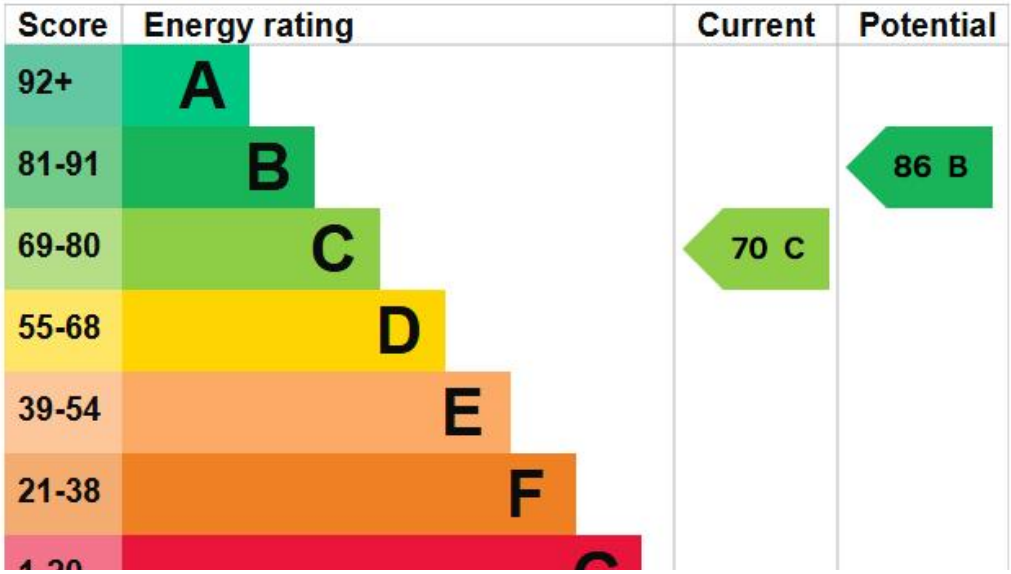
FAMILY BATHROOM With a newly installed white three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower set over with screen, decorative paneling to the walls, panelled ceiling with downlights, cupboard housing the central heating boiler and rear facing window.

BEDROOM ONE A generous size double bedroom with fitted wardrobes to one wall and front facing window.

BEDROOM TWO A double size room with side facing window.

BEDROOM THREE A good size room with rear facing window.

OUTSIDE With drive to the front leading to the single garage. To the side is further hard standing ideal for caravan. The garden wraps round the front and side with lawn and mature borders. Further garden area to the side and to the rear of the garage ideal for vegetable plot.



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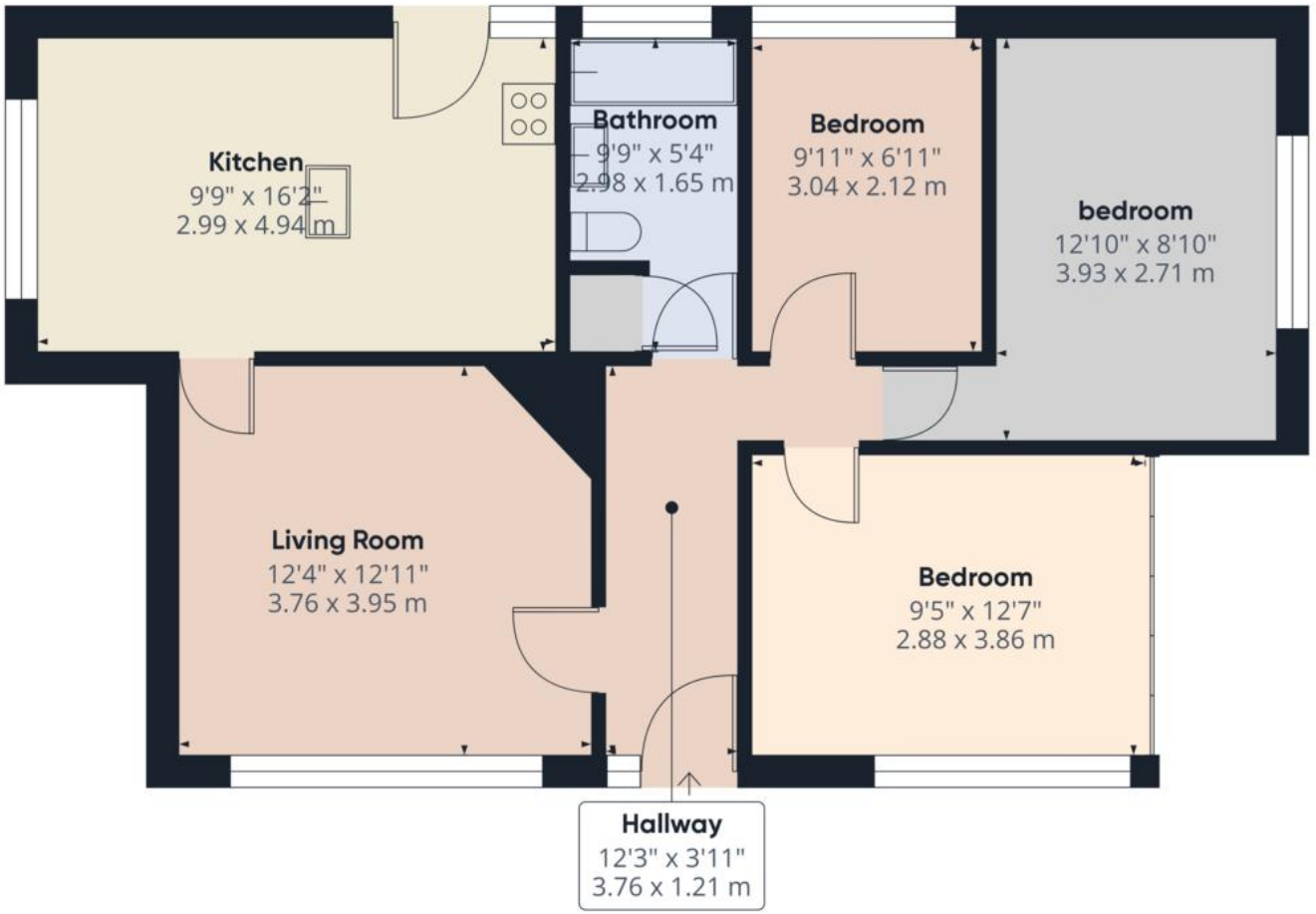

Approximate total area(1)
746.04 ft²
69.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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