

**FOR SALE**



**Willow Crescent, Braithwell**  
**Offers Over £395,000**

  
**MARTIN & CO**



## Willow Crescent, Braithwell

3 Bedrooms, 2 Bathroom

Offers Over £395,000

- Detached bungalow
- Extended
- Three bedrooms
- Two bathrooms
- Popular location

Set opposite the green area in a WELL REGARDED part of Braithwell, this extended home offers FLEXIBLE LIVING SPACE, a LARGE REAR GARDEN and NO CHAIN. Well suited to a range of buyers, with generous room sizes, multiple reception areas and excellent access to local amenities and commuter routes.

Willow Crescent is positioned within the well regarded village of Braithwell, enjoying a pleasant outlook opposite the green area and offering spacious and versatile accommodation throughout. Extended over the years, the property has been designed to provide flexibility depending on lifestyle requirements, making it suitable for a range of purchasers looking for single level living in a sought after setting.

The village itself remains popular due to its semi rural feel whilst still being convenient for surrounding towns and motorway connections. Braithwell has a village pub and nearby countryside walks, with further amenities available in Maltby and Rotherham. For commuting, the A1(M), M18 and M1 motorway networks are all within comfortable reach, making travel towards Sheffield, Doncaster and Leeds straightforward. Rotherham Central and Doncaster train stations provide wider rail connections, while supermarkets including Tesco, Morrisons, Aldi and Sainsbury's can all be found within a short drive.



The accommodation begins with a front entrance porch leading into the main hallway. The lounge is a well proportioned reception room positioned to the front of the property, benefitting from dual aspect windows which allow plenty of natural light throughout the day. A feature fire surround creates a focal point to the room and adds a comfortable feel to the space. Bedroom two is currently used as a dining room, highlighting the adaptable nature of the layout. This room could easily continue as a formal dining space, additional sitting room or home office depending on requirements. Bedroom three is fitted with wardrobes and offers further flexibility for family, guests or hobbies. The family bathroom is fitted with a four piece suite including bath, separate shower, wash basin and WC, providing practical accommodation for everyday living. The main bedroom has been extended and offers a dressing or sitting area leading through an archway into the sleeping area itself. This arrangement creates a spacious principal suite with room for additional furniture or a quiet seating area. An en suite shower

room fitted with a white three piece suite completes the space. The kitchen is fitted with a range of beech effect wall and base units with work surface space and storage throughout. The layout works well for day to day use whilst remaining connected to the adjoining sitting and dining area. Utility cupboards provide additional storage and there is internal access into the garage from this part of the property. To the rear of the bungalow, the sitting and dining area continues through into the conservatory, creating a further reception space overlooking the garden. This section of the property works particularly well as an additional lounge, dining area or garden room and benefits from a second entrance hall, adding to the practicality and flexibility of the overall layout. Outside, the property stands within mature and well maintained gardens. The front garden is neatly presented with driveway parking leading to the single garage. The position opposite the green gives an open feel to the frontage and contributes to the popularity of the location.



The rear garden is a particularly attractive feature of the property, being larger than average and offering a good degree of privacy. Established shrubs, mature trees and patio seating areas create a pleasant outdoor space with plenty of room for gardening, entertaining or simply enjoying the surroundings. The size of the garden is likely to appeal to buyers looking for outside space without compromising on convenience to amenities and transport links.

**ENTRANCE PORCH** Having a side facing entrance door, front facing window and door leading into the main entrance hall.

**ENTRANCE HALL** Having coving to the ceiling, three wall light points and radiator.

**LOUNGE** A generous size lounge with coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround housing the gas

fire. With dual aspect windows to the front, side and four wall light points.

**KITCHEN** With coving and downlights to the ceiling. Having a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, oven, hob, plumbing for dishwasher, tiled floor, tiled walls and rear facing window.

**BEDROOM ONE** A great master suite which has a dressing area / sitting area with coving to the ceiling a decorative archway leads to the sleeping area and rear facing French doors to the garden. Sleeping area has coving to the ceiling and front facing window.

**EN SUITE** With downlights to the ceiling and a white three piece suite. Including a double shower cubicle, low flush w.c, wash hand basin, tiled walls, side and rear facing windows.

**BEDROOM TWO** Having coving to the ceiling and front facing window.

**BEDROOM THREE** With coving to the ceiling, fitted wardrobes to one wall and side facing window.

**BATHROOM** Having a four piece suite which comprises of a low flush w.c, wash hand basin, corner bath, shower cubicle tiled walls and two rear facing windows.

**SECOND ENTRANCE HALL** With coving to the ceiling, tiled floor, door to the dining / conservatory and front facing window.

**DINING / CONSERVATORY** With coving to the ceiling and door to the garage. With units in beech effect which have plumbing for washing machine and space for tumble dryer and tiled floor. Conservatory with solid roof, tiled floor, rear facing French doors to the garden side and rear facing windows.



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