



**PEAR TREE COTTAGE, 17 HIGH STREET,
BRAITHWELL, ROTHERHAM, S66 7AW**

- **Period cottage**
- **Three double bedrooms**
- **Two en suites and luxury family bathroom**
- **Two reception rooms**
- **Stunning kitchen with granite worktops**
- **Generous private rear garden**
- **Ample off road parking**
- **Gas central heating**
- **Quiet village location**
- **Must be viewed**

ASKING PRICE OF: £375,000



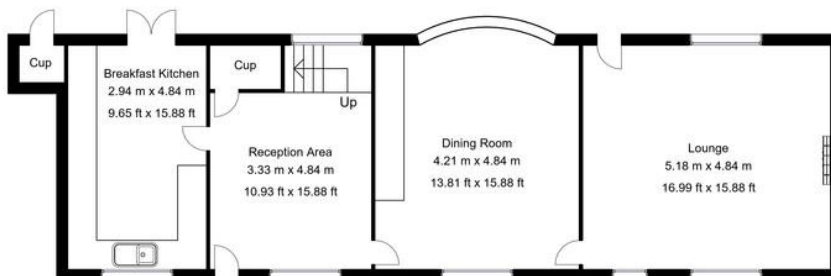
A stunning period property offering modern, sympathetically updated and generously proportioned accommodation. The property in brief comprises; spacious reception hallway, kitchen/breakfast room with solid wood wall and base units, a range of integrated appliances and granite worktops, dining room with built in storage units, lounge, three double bedrooms, en suites to master and guest rooms and luxury family bathroom. Outside; landscaped private rear garden and substantial off road parking to the front. Benefiting from a combination of uPVC double glazing and original sash windows and gas central heating. The property occupies a secluded and generous plot within the village of Braithwell combining country living with the additional benefit of excellent commuter links to the motorway network, Rotherham, Sheffield, Doncaster and Barnsley.



First Floor
82 Sq.m/877.98 Sq.ft
Approx



Ground Floor
83 Sq.m/898.75 Sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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