



Greenlands Old Coach Road, Bradfield, S6 6HX

£1,600 PCM

- POPULAR BRADFIELD LOCATION
- COUNTRYSIDE VIEWS
- DEPOSIT - £1846
- OFF ROAD PARKING
- COUNCIL TAX BAND E
- BEAUTIFULLY PRESENTED 4 BEDROOM DETACHED HOME
- RENT - £1600 PCM
- SPACIOUS THROUGHOUT
- COUNTRYSIDE WALKS
- VIEWING ESSENTIAL

Greenlands Old Coach Road, Bradfield S6 6HX

**** VIEWING ESSENTIAL **** An immaculate family home with breath-taking views over Bradfield. This recently refurbished property benefits from four bedrooms, three bathrooms, two receptions rooms and large outdoor space. with off road parking for multiple vehicles. situated in the sought after location of Bradfield close to local amenities and surrounded by countryside. The fantastic property briefly comprises of; Entrance inner hallway, Lounge, Downstairs WC, Kitchen/diner, Rear porch, Second inner hallway; Second lounge, Stairs to first floor landing, Double bedroom with En-suite, Second double bedroom, Two single bedrooms, Bathroom and Cellar. To the outside the property benefits from a private driveway providing off road parking for multiple vehicles. A larger than average garden with paved patio and laid lawn surrounds the property. Including access to outside WC and single garage.



Council Tax Band: E



FRONT INNER HALLWAY

Accessed via part glazed uPVC door; Having; Wood effect vinyl flooring; Painted walls; Ceiling light point; Dual aspect solid doors to both reception rooms; Stairs leading to first floor;

LOUNGE

Large lounge; Comprising of; Large front facing bay window with breath-taking views of Bradfield; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point; Spot lights; Solid doors accessing downstairs WC and kitchen;

DOWNSTAIRS WC

Pedestal wc and wash basin; Part tiles walls; Remaining painted walls; Spot lights;

KITCHEN/ DINER

A modern fitted kitchen; With; A good combination of wall, base and draw units; OVEN ;Integrated steel sink, drainer and tap; Space and plumbing for washing/dryer and fridge/freezer; Space for dining table and chairs; Dual aspect windows to side elevations; Painted walls; Solid door entering lounge;

REAR PORCH

Part glazed door entering porch from rear garden; uPVC glazed windows to front and side elevations; Electric heated radiator; Vinyl flooring; Ceiling light point; Solid doors accessing 2nd reception room and stairs to the cellar;

REAR INNER HALLWAY

Accessed via part glazed door; Wood effect vinyl flooring; Painted walls; ceiling light point; Ceiling light point; Solid door to both lounges and stairs leading to first floor;

2ND RECEPTION ROOM

Another spacious lounge; With; Large front facing bay window with breath-taking views of Bradfield; Carpet flooring; Central heating radiators; Painted walls; Solid door accessing rear porch;

STAIRS & LANDING

Carpet flooring; Painted wooden banister and hand rail; Rear facing uPVC double glazed window; Painted walls; Spot lights; Solid doors to all bedrooms and bathroom;

BEDROOM ONE

Spacious double bedroom; Comprising of; Front facing uPVC double glazed window; Solid door to En-suite bathroom; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

EN-SUITE

2-in-1 coupled wc and wash basin; Corner shower unit with glass screen doors; Black tiles to wet areas; Remaining painted walls; Vertical heated towel rack; Wall cabinet with double mirrored doors; Wood effect vinyl flooring; Extractor fan; Spot lights;

BEDROOM TWO

Double bedroom; With; Front facing uPVC double glazed window; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

BEDROOM THREE

Single bedroom; With; uPVC double glazed window to rear elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

BEDROOM FOUR

Another single bedroom; Having; uPVC double glazed window to side elevation; Carpet flooring; Central heating radiator; Painted walls; Ceiling light point;

BATHROOM

Wc and wash basin set into vanity storage unit; Black tiled bath with wall mounted shower and glass screen door; Black tiles to wet areas; Remaining painted walls; Vertical heated towel rack; Wall cabinet with double mirrored doors; Solid door to wall cabinet; Wood effect vinyl flooring; Extractor fan; Spot lights;

OUTDOOR WC

Accessed via solid door; 2-in-1 coupled wc and wash basin; Vertical heated towel rack; Wall light;

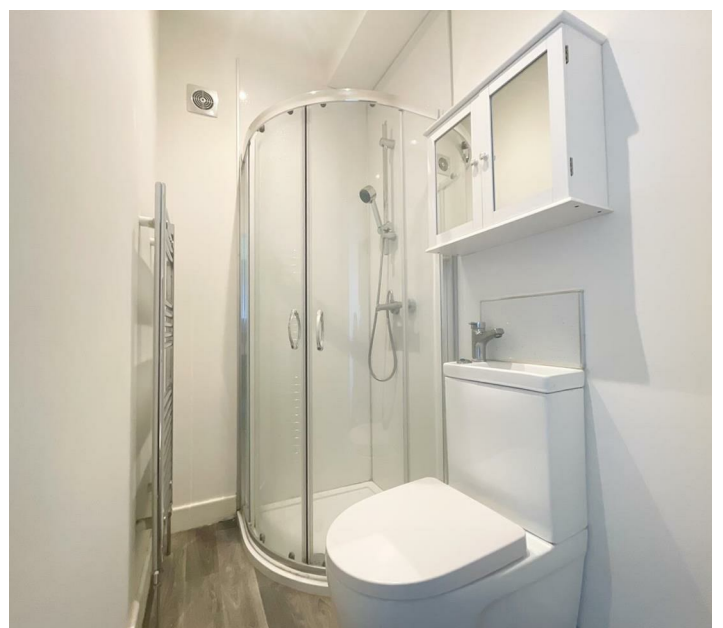
CELLAR

A dry and useable cellar housing the boiler; Accessed via solid door from garden; Stairs accessing rear inner hallway;

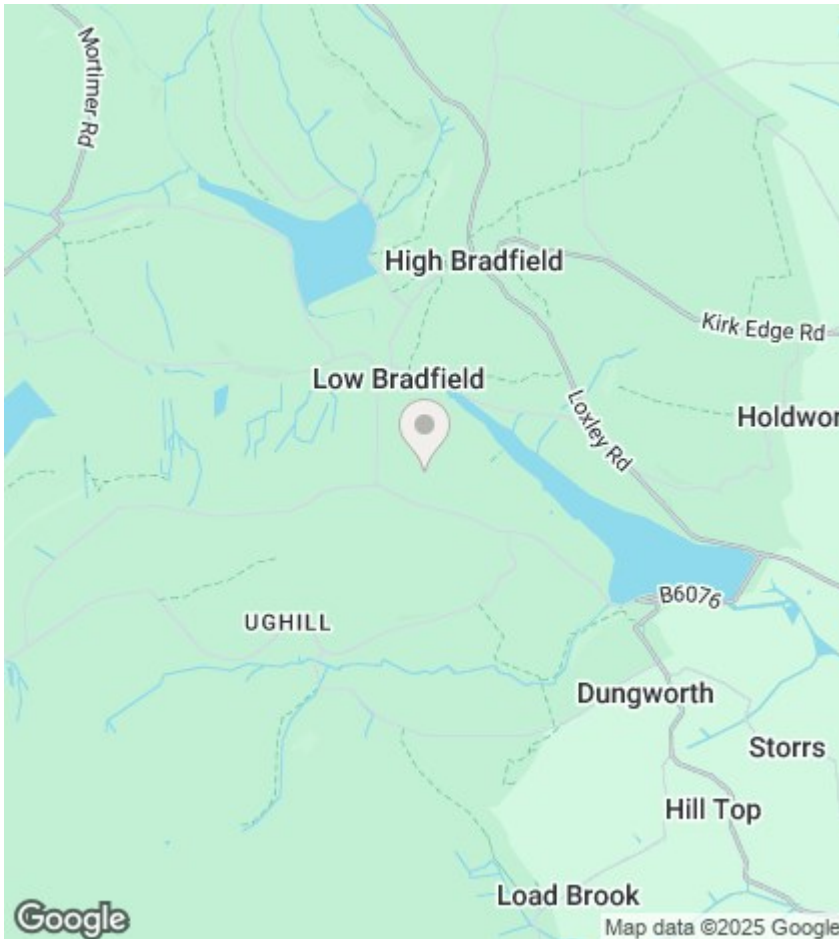
OUTSIDE

A private driveway leads to off road parking for multiple vehicles; A large paved pathway and steps wrap around the home and provides access to both front and rear

doors; Solid doors access outside WC and cellar; A large paved patio to the front; Remaining large areas of laid lawn; Separate single garage;







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 