



9 Doncaster Road

Braithwell, Rotherham, S66 7BB

Guide Price £725,000

GUIDE PRICE £725,000 - £750,000 A stunning self build property with over 4,000 ft of living space appointed to a high specification including an integrated smart home system, advanced alarm system coupled with CCTV and underfloor heating to all rooms. Decorated to show home standard, the accommodation features: hallway with Oak staircase, formal lounge and separate dining room. Open plan kitchen with a host of appliances and central island, sun room provides ample space for seating area conducive with modern day life. The principal suite features a walk in dressing room fitted with bespoke wardrobes and dressing table and further en-suite. Jack and Jill to shower room to bedroom 2 and 3. Second floor: 2 bedrooms/play room and shower room in the attic space. Integral double garage with exceptional space above which is converted into a cinema suite and home office combined. Gated entrance with secure parking and landscaped garden to rear make this a perfect family home.

- Stunning show home interior with over 4000 sq ft of accommodation
- Self-build with a host of technical extras
- Integrated smart-home system
- Full lighting scene control throughout the home
- Integrated audio-video distribution system with ceiling speakers to most
- Fully Cat-5 wired throughout the home
- Underfloor heating to all floors, with individual thermostat control to each room
- Secure gated entrance with integral double garage
- Cinema suite and home office to first floor of garage
- Principal bedroom with dressing room featuring bespoke wardrobes and ensuite

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



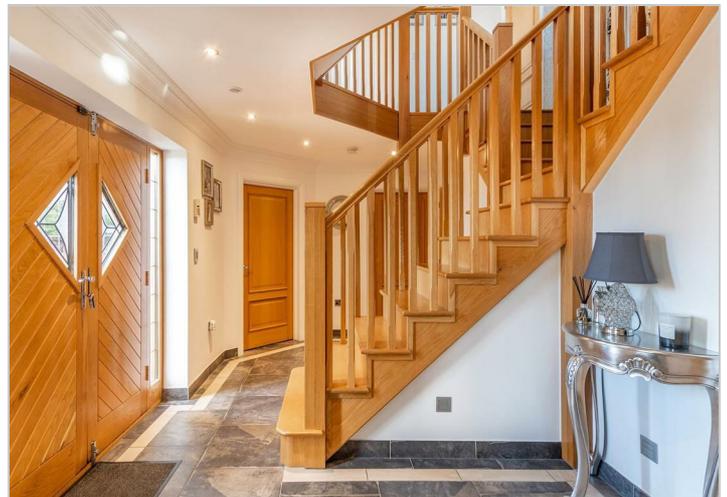
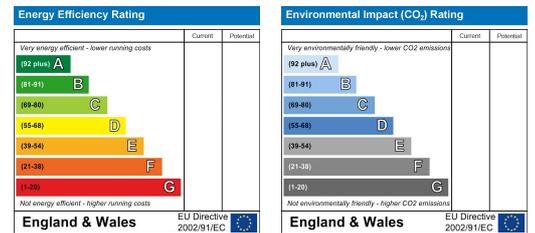
Floor Plan



Area Map



Energy Efficiency Graph



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