











## 16 Carlton Way

Treeton • Rotherham • S60 5FF

Guide Price £375,000 - £400,000

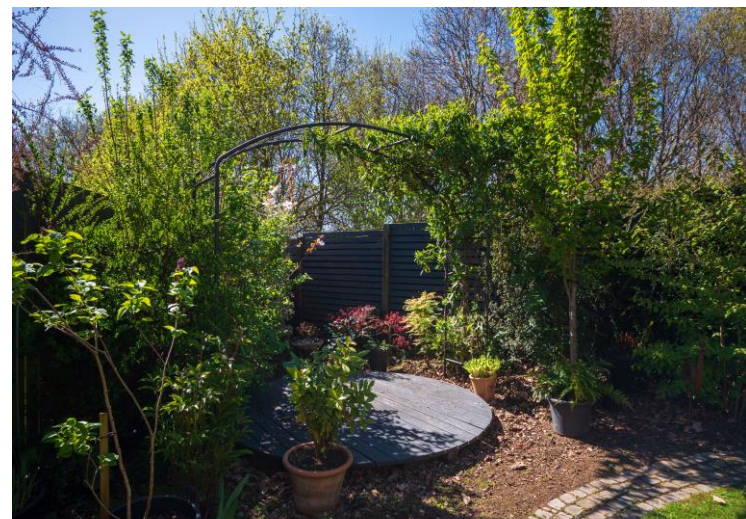
Built in 2015 is a 4-bedroom, 2-bathroom modern detached family home located on the sought after Arundel Park development in Treeton, S60. Immaculately presented throughout featuring a stunning landscaped rear garden, with woodland backdrop, driveway and garage. A superb open plan dining kitchen is located at the rear of the property offering direct access to the landscaped garden and enjoying woodland views. Filled with natural light and providing ample space for a family dining table. The kitchen is fitted with a 2 tone matte design, integrated Neff Oven/grill, gas hob, dishwasher, fridge, freezer and generous walk-in pantry. A separate utility room creates additional storage and alternative side door access. Also on the ground level is a stylish lounge and study. The first floor comprises 3 good sized, immaculately presented double bedrooms, the main bedroom featuring ensuite shower room and smaller fourth bedroom ideal for a child. The family bathroom is beautifully tiled equipped with 3-piece white suite and separate shower enclosure. Externally a driveway creates off street parking leading to a detached garage. A side gate leads to an enclosed, landscaped rear garden, designed with patio, partial lawn, decking, and filled with an array of colourful, attractive planting, offering a woodland backdrop. A private, tranquil outdoor space. Treeton Village is within easy reach of the M1 motorway network, Rotherham, Sheffield, Meadowhall retail complex and Rotherham Hospital. Well-placed for local amenities & countryside walks.







- Modern Detached Family Home Built In 2015
- 4 Bedrooms & 2 Bathrooms
- Immaculately Presented Throughout
- Woodland Backdrop
- Arundel Park Development in Treeton
- uPVC Double Glazing & Gas Central Heating
- Driveway & Garage
- South Facing Landscaped Rear Garden
- Freehold
- Council Tax Band E, EPC TBC







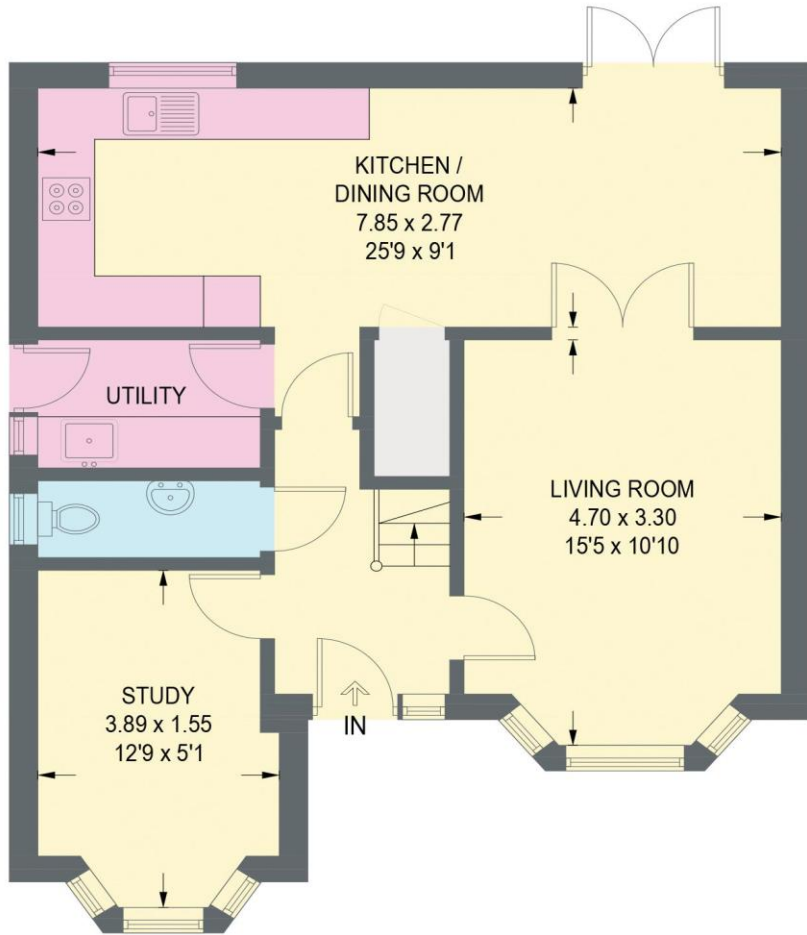


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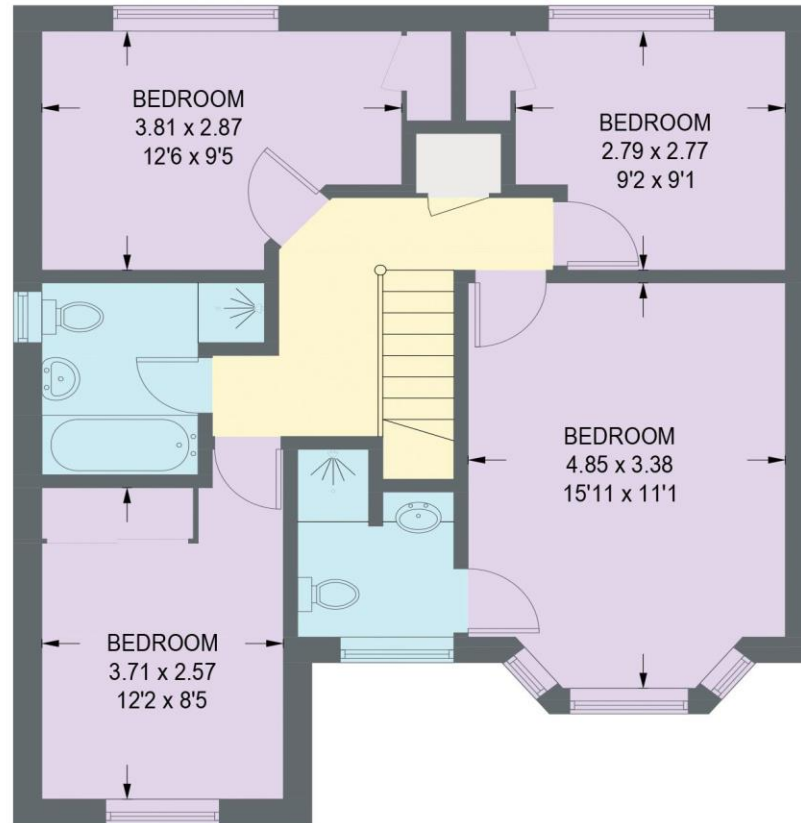
APPROXIMATE GROSS INTERNAL AREA = 124.6 SQ M / 1341 SQ FT

GARAGE = 14.0 SQ M / 151 SQ FT

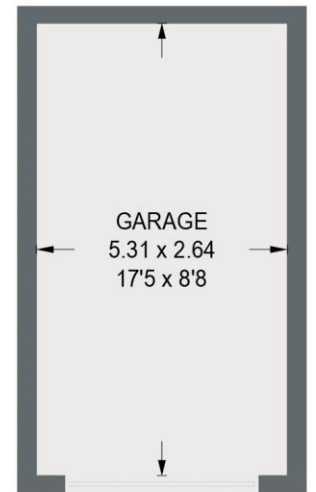
TOTAL = 138.6 SQ M / 1492 SQ FT



**GROUND FLOOR**  
**62.9 SQ M / 677 SQ FT**



**FIRST FLOOR**  
**61.7 SQ M / 664 SQ FT**



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

Illustration for identification purposes only,  
measurements are approximate, not to scale.





haus

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