





**Clevedon Way, Maltby Rotherham S66 7EB** 



## welcome to

# **Clevedon Way, Maltby Rotherham**

Positioned on a small cul-de-sac is this well-presented detached home with open field views to the side. Being move in ready with a well-appointed kitchen, modern shower room, open plan lounge diner, conservatory, gated driveway and garage. Viewings are highly recommended to appreciate it fully.













#### **Entrance Porch**

A front facing composite door open to this convenient porch with side facing double glazed windows, a central heated radiator and internal door to the hall.

#### Hall

Having a fitted cupboard, central heated radiator and stairs to the first floor.

#### Kitchen

10' 8" x 9' 8" Max ( 3.25m x 2.95m Max )

A well-appointed fitted kitchen comprising a range of wall, drawer and base units, with contrasting granite worktops and an inset sink. A range of integrated appliances include a dish washer, washing machine, fridge freezer, double electric oven and five burner gas hob with extractor hood. Has downlights and a front facing double glazed bow window.

## **Lounge Diner**

15' 10" Max x 14' 5" ( 4.83m Max x 4.39m )

A spacious open plan lounge diner with a gas fire and attractive surround, a central heated radiator, understairs cupboard and double glazed sliding doors to the conservatory.

## Conservatory

Irregular Shaped Room x (x)

Having a solid roof with two skylight windows, an electric radiator, side and rear facing double glazed windows and a UPVC double glazed french doors onto the rear garden.

## Landing

Having a side facing double glazed window and loft access.

#### **Bedroom One**

12' 3" To Front Of Wardrobe  $\times$  9' ( 3.73m To Front Of Wardrobe  $\times$  2.74m )

Having fitted wardrobes, a front facing double glazed window and a central heated radiator.

#### **Bedroom Two**

10' 11" x 9' (3.33m x 2.74m)

Having a rear facing double glazed window and a central heated radiator.

### **Bedroom Three**

7' 10" x 6' 6" ( 2.39m x 1.98m )

Having a rear facing double glazed window and a central heated radiator.

#### **Shower Room**

A stunning contemporary shower room with a wash hand basin on a vanity unit, low flush W.C. and a corner shower cubicle with electric shower. Has tiling to the the walls, downlights, a central heated towel rail, front facing double glazed window and airing cupboard hosting the central heating boiler.

#### Garage

Having a up/over door, side facing window and rear composite door into the garden. Has power, lighting and plumbing.

#### Outside

To the front of the property double gates open to a block paved driveway leading to the garage and front door. There is a lawn and flower beds.

To the rear the property benefits from field views to the side. There is a raised patio with steps to another patio area and lawn with surrounding beds.





## welcome to

## **Clevedon Way, Maltby Rotherham**

- Well-Presented Three Bedroom Detached Home
- Field Views To Side
- Open Plan Lounge Diner & Conservatory with Solid Roof
- Gated Driveway & Garage
- Council Tax Band C

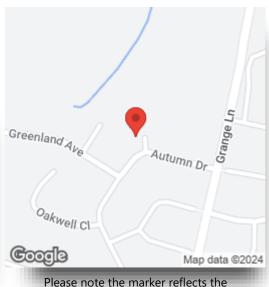
Tenure: Freehold EPC Rating: Awaited

# £220,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MBY105745



Property Ref: MBY105745 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01709 812301



maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.