



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 x 9' (3.73m To Front Of Wardrobe x 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.



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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

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Property Ref:
MBY105745 - 0002

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