



**Yarwell Drive, Maltby Rotherham S66 8RH**

**welcome to**

**Yarwell Drive, Maltby Rotherham**

**\*\* GUIDE PRICE £220,000 - £230,000 \*\*-** A truly beautiful and extended detached property sat on a corner plot with private manicured gardens. Having contemporary kitchen and shower room, two reception rooms, off street parking and a detached garage this one is not to be missed!!



## Hall

A front facing composite door opens to the hall with stairs to the first floor.

## Kitchen

15' 10" x 9' 8" ( 4.83m x 2.95m )

Comprising a range of wall, drawer and base units with contrasting worktops and an inset sink. Integrated appliances include a fridge freezer, wine cooler, washing machine, microwave, electric oven and an electric hob with extractor hood. Having downlights, front and side facing double glazed windows, pantry and a rear composite double glazed door.

## Dining Room

15' 11" x 11' 6" Max ( 4.85m x 3.51m Max )

One of two reception rooms, having a front facing double glazed window, central heated radiator and double doors opening to the lounge.

## Lounge

17' 11" x 11' 2" ( 5.46m x 3.40m )

Having a gas fire with attractive surround, two central heated radiators and front and side facing double glazed windows.

## Landing

Having a rear facing double glazed window.

## Bedroom One

12' 11" To Front Of Wardrobe x 9' 7" ( 3.94m To Front Of Wardrobe x 2.92m )

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

## Bedroom Two

9' 9" x 9' 3" + Door Recess ( 2.97m x 2.82m + Door Recess )

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

## Bedroom Three

8' 10" x 6' 2" ( 2.69m x 1.88m )

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

## Shower Room

A three piece contemporary shower room with walk in shower, wash hand basin on a vanity unit and a low flush W.C. Having tiling to the walls, downlights, an illuminated mirror, side facing double glazed window and a central heated chrome towel rail.

## Garage

Having an up/over door from the driveway and a side UPVC door from the garden.

## Outside

Being positioned on a corner plot with well-manicured gardens to all sides. The gardens are split into different sections with lawns, flower beds, shrubs, trees and patio areas. The main garden area is private.



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## Yarwell Drive, Maltby Rotherham

- \*\* GUIDE PRICE £220,000 - £230,000 \*\*
- Beautifully Presented Inside & Out
- Contemporary Kitchen & Shower Room
- Corner Plot with Private Garden
- Council Tax Band C

Tenure: Freehold EPC Rating: Awaiting

guide price

**£220,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105746 - 0002

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william h brown



**01709 812301**



[maltby@williamhbrown.co.uk](mailto:maltby@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)