









# welcome to

# **Discovery Way, Maltby ROTHERHAM**

Offered to the market with NO CHAIN this well-presented detached home is tucked away on a quiet cul-de-sac in a highly sought after area. Having a master bedroom with en-suite, well-appointed modern kitchen, sizeable conservatory, downstairs W.C., integral garage, driveway and enclosed rear garden.













#### **Porch**

A front facing double glazed door opens to the porch with a side facing double glazed window, central heated radiator and internal door to the lounge.

### Lounge

17' 1" Max x 10' 9" (5.21m Max x 3.28m)
Has a feature gas fire with surround, front facing double glazed window and a central heated radiator.

#### Hall

Has a side facing double glazed doors, central heated radiator and stairs.

#### **Downstairs W.C.**

Comprising a corner wash hand basin, low flush W.C., side facing double glazed window and a central heated radiator.

#### Kitchen

18' 9" x 7' 11" ( 5.71m x 2.41m )

A modern high gloss fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, breakfast bar, tiled splashbacks and an inset sink drainer. A range of integrated appliances include a dishwasher, fridge freezer, electric oven, gas hob and extractor overhead. Having two central heated radiators, rear facing double glazed window and open pan archway to the conservatory.

### Conservatory

13' 5" x 9' 4" ( 4.09m x 2.84m )

A brick based conservatory with power, lighting, a PVC roof, side and rear double glazed windows, double glazed french doors opening directly onto the rear garden.

# Landing

Has a side facing double glazed window, cupboard and loft access.

#### **Bedroom One**

11' 4" Max x 11' 7" To Front Of Wardrobe ( 3.45m Max x 3.53m To Front Of Wardrobe )
Having built in wardrobes, a rear facing double glazed window, central heated radiator and en-suite.

#### **En-Suite**

A three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and corner shower cubicle. Has complete tiling, downlights, extractor fan, central heated chrome towel rail and a side facing double glazed window.

#### **Bedroom Two**

11' x 8' 8" To Front Of Wardrobes ( 3.35m x 2.64m To Front Of Wardrobes )

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

#### **Bedroom Three**

9' 11" Max x 7' 11" ( 3.02m Max x 2.41m ) Having a front facing double glazed window and a central heated radiator.

#### **Bathroom**

A three piece suite comprising a wash hand basin, low flush W.C. and bath. Has part tiling to the walls, extractor fan, central heated radiator and rear facing double glazed window.

## **Integral Garage**

15' 11" Max x 8' 5" Max ( 4.85m Max x 2.57m Max ) Accessed through an up/over door to the front and integral door from the hall. Has power, lighting, plumbing for a washing machine and the central heating boiler installed in 2022.

### Outside

Located within a quiet cul-de-sac the property has off street parking to the front with a lawn and access down either side of the property to the rear.

The rear garden is low maintenance with a decking area and lawn. Has an outside tap and power.





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# **Discovery Way, Maltby ROTHERHAM**

- NO CHAIN!!
- Three Bedroom Detached Property
- Master Bedroom with En-Suite
- Sizeable Conservatory
- Downstairs W.C.

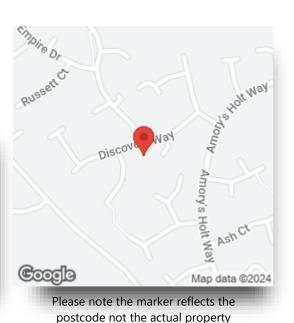
Tenure: Freehold EPC Rating: D

£230,000









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