



**Discovery Way, Maltby ROTHERHAM S66 8SF**

**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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105838 - 0002

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