



Egremont Rise, Maltby ROTHERHAM S66 8SG

welcome to

Egremont Rise, Maltby ROTHERHAM

We are pleased to present this immaculate four bedroom detached family home with open field views to the rear in a highly sought after location. Having a master bedroom with en-suite, family bathroom, downstairs W.C., two reception rooms, two car driveway and an integral garage.



Hall

A front facing double glazed door opens to the hall with a central heated radiator, stairs to the first floor, access to all ground floor accommodation and the integral garage.

Dining Room

13' 2" Into Bay Window x 8' 6" (4.01m Into Bay Window x 2.59m)

A separate dining room with a front facing double glazed bay window and a central heated radiator.

Kitchen

15' 3" x 8' 6" (4.65m x 2.59m)

A fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops and an inset sink drainer. Has an integrated electric oven and hob with extractor hood overhead. Space is available for a fridge freezer and washing machine. There is a central heated radiator, rear facing double glazed window and a side facing double glazed door.

Lounge

13' 11" Into Bay Window x 14' 5" (4.24m Into Bay Window x 4.39m)

A bright and spacious family lounge with a rear facing bay window comprising double glazed french doors opening directly onto the garden. There is a fireplace and two central heated radiator.

W.C.

Having a wash hand basin, W.C., extractor and central heated radiator.

Landing

Has a storage cupboard, central heated radiator and access to the loft space.

Bedroom One

11' 8" x 12' To Front Of Wardrobes (3.56m x 3.66m To Front Of Wardrobes)

Having fitted wardrobes to one wall, a front 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 a shower cubicle. Has downlights, extractor fan, central heated chrome towel rail and a front facing double glazed window.

Bedroom Two

11' 9" Max x 11' 1" (3.58m Max x 3.38m)

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

Bedroom Three

11' 3" x 8' 4" Max (3.43m x 2.54m Max)

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

Bedroom Four

11' 5" x 8' 3" Max (3.48m x 2.51m Max)

Having a rear 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 with shower overhead. Has tiling to the walls, a central heated towel rail, extractor fan and a side facing double glazed window.

Integral Garage

Having an up/over door to the front, power, lighting and integral door to the hall.

Outside

To the front of the property is a two car driveway and a lawn with flower beds. Side gates provide access through to the rear garden.

The rear garden is fully enclosed with a paved patio area, lawn, flower beds and hedgerows.



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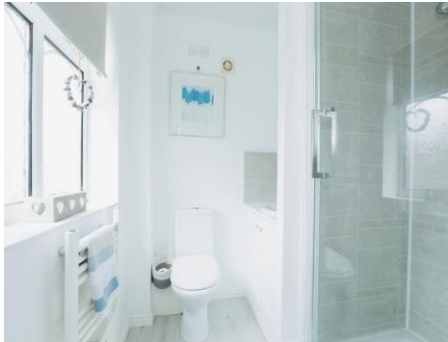
Egremont Rise, Maltby ROTHERHAM

- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Master Bedroom with En-Suite
- Open Field Views To Rear
- Off Street Parking

Tenure: Freehold EPC Rating: D

offers over

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY105859 - 0002

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