



**Chestnut Grove, Maltby Rotherham S66 8DX**



**welcome to**

**Chestnut Grove, Maltby Rotherham**

NOT TO BE MISSED is this tastefully finished and well-presented three double bedroom semi-detached home with a fully converted loft space providing a contemporary master bedroom and en-suite. Sat on a corner plot there are two private gardens and a driveway for three cars. Offered with NO CHAIN!!



### Hall

A front facing double glazed composite door opens to the hall with a side facing double glazed window, central heated radiator, understairs cupboard and stairs rising to the first floor.

### Lounge

12' 9" Into Recess x 12' 7" ( 3.89m Into Recess x 3.84m )  
Having a modern electric fire with surround, a front facing double glazed bow window and a central heated radiator.

### Kitchen Diner

18' 11" x 9' 2" ( 5.77m x 2.79m )  
A modern high gloss kitchen comprising a range of wall, drawer and base units, with contrasting worktops, upstands and an inset sink drainer. Integrated appliances include the dishwasher, microwave, electric oven and electric hob with extractor hood overhead. Space is available for a washing machine and fridge freezer. Has a rear facing double glazed window, central heated radiator and double glazed french doors opening directly onto the rear garden.

### Landing

Having a side facing double glazed window, central heated radiator and access to all first floor accommodation. Stairs rise from the dressing room to the second master bedroom in the converted loft.

### Bedroom Two

13' 1" Into Recess x 12' 4" Into Recess ( 3.99m Into Recess x 3.76m Into Recess )  
Having a front facing double glazed window and a central heated radiator.

### Bedroom Three

12' 4" x 9' ( 3.76m x 2.74m )  
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 corner bath with electric shower overhead. Has part tiling to the walls, downlights, a central heated radiator and a rear facing double glazed window.

### Dressing Room

Originally the third bedroom now offering a versatile space with a front facing double glazed window, central heated radiator and stairs to the master bedroom in the converted loft space.

### Bedroom One

16' 1" x 11' ( 4.90m x 3.35m )  
Having three double glazed skylights, fitted wardrobes, central heated radiator and en-suite.

### En-Suite

A contemporary three piece suite comprising a wash hand basin on vanity unit, low flush W.C. and walk in rainfall shower. Has complete tiling to the walls, downlights, an illuminated mirror, central heated radiator and a rear facing double glazed window.

### Outside

To the front of the property is an imprinted concrete driveway with space for up to three cars.

The property is positioned on a corner plot so benefits from a fully enclosed side garden with lawn and hedgerow. To the rear is another enclosed pebbled garden.

Also benefits from a brick built outbuilding for storage.



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## **Chestnut Grove, Maltby Rotherham**

- NO CHAIN!!
- Well-Presented & Tastefully Finished
- Fully Converted Loft with Bedroom & En-Suite
- Three Double Bedrooms
- Corner Plot with Two Gardens

Tenure: Freehold EPC Rating: D

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105960 - 0003

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