



**Birch Green Close, Maltby Rotherham S66 8RP**



**welcome to**

**Birch Green Close, Maltby Rotherham**

An exemplary four bedroom detached family home that has been finished to a modern and extremely high standard throughout. Being well-positioned on a sought after cul-de-sac, with a driveway for multiple cars, integral garage, sizeable and private garden. Early viewings are highly recommended.



### Entrance Hall

Entrance to the property through a front facing composite door leading onto the stairs for the first floor accommodation, doors to all ground floor accommodation and a central heated radiator.

### Cloakroom

Comprising a wash hand basin on vanity unit and a low flush w/c. The cloakroom also benefits from a rear double glazed window and central heated radiator.

### Lounge Diner

25' 3" + Box Window x 11' 2" ( 7.70m + Box Window x 3.40m )

A bright and spacious dual aspect lounge diner with a front facing double glazed box window and a double glazed French doors opening directly onto the private rear garden. The lounge also features rear double oak doors that lead onto the hallway and two central heated radiators.

### Kitchen

14' 3" Max x 11' 3" ( 4.34m Max x 3.43m )

A high specification fitted kitchen comprising a range of wall, drawer and base units, with contrasting worktops, splashbacks and an inset sink drainer. A sizeable island with breakfast bar offers additional storage. An array of integrated appliances include a dishwasher, washing machine, fridge freezer, electric oven and electric hob with extractor hood overhead. Has an understairs pantry cupboard, spotlights, a central heated radiator, rear and side facing double glazed windows and a side composite door.

### Landing

Access to all bedrooms, bathroom and loft through a loft hatch.

### Bedroom One

11' 4" x 13' 8" ( 3.45m x 4.17m )

Sizeable master bedroom benefiting from a en-suite, built in wardrobes and spotlights. The bedroom features a front facing double glazed window and one central heated radiator.

### En-Suite

An en-suite shower room featuring a wash hand basin with vanity, low flush w/c and a beautiful walk in shower. The en-suite benefits from spotlighting, storage cupboard, a central heated towel radiator, a illuminated mirror and a front double glazed window.

### Bedroom Two

14' 4" x 9' 4" ( 4.37m x 2.84m )

A double bedroom with a rear double glazed window and one central heated radiator.

### Bedroom Three

12' x 9' 3" ( 3.66m x 2.82m )

A double bedroom with a rear double glazed window and one central heated radiator.

### Bedroom Four

7' 11" extending to 8' 7" To back of wardrobes x 8' 7" To back of wardrobes ( 2.41m extending to 2.62m To back of wardrobes x 2.62m To back of wardrobes )

A front facing bedroom offering fitted wardrobes, double glazed window and a central heated radiator.

### Bathroom

A beautiful modern three piece bathroom comprising a wash hand basin with vanity, a low flush w/c and a L-shaped bath with an electric shower over head. The bathroom features spotlighting and a side facing double glazed window which allows plenty of light into the bathroom, an extractor fan and a central heated towel radiator.

### Outside

The front of the property offers a driveway with parking for multiple vehicles. Which leads to an integrated garage and a gated pathway to the side of the property which leads to the rear, The front of the property also benefits from a lawned area,

The rear offers a private garden area surrounded by shrubs and trees for added privacy. Has a lawn and paved patio area.

### Garage

17' 10" Max x 8' 5" Max ( 5.44m Max x 2.57m Max )

With an up and over front door and a side upvc door, The garage benefits from power lighting and plumbing.



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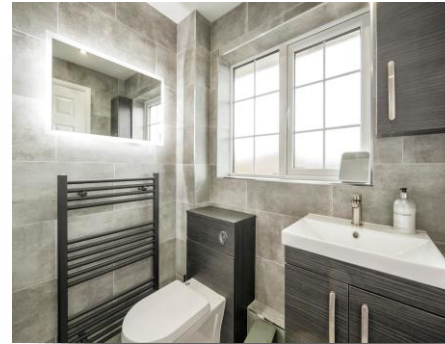
**welcome to**

## **Birch Green Close, Maltby Rotherham**

- Four Bedroom Detached Family Home
- Extremely Well-Maintained & Tastefully Finished Throughout
- Modern Kitchen & Bathroom
- Master Bedroom with Stunning En-suite
- Downstairs Cloakroom

Tenure: Freehold EPC Rating: Awaited

# £310,000



Please note the marker reflects the postcode not the actual property

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