



Colliery Court, Maltby Rotherham S66 8FF

welcome to

Colliery Court, Maltby Rotherham

This beautifully presented and tastefully finished detached home is positioned on a quiet cul-de-sac. Boasting a high specification kitchen, open plan living perfect for families or entertaining with the added benefit of a cosy separate snug. We highly recommend an early viewing!!



Entrance

Entrance to the property through a front facing composite door leading into the lounge area.

Kitchen/Diner/Lounge

14' 1" Max x 27' 5" (4.29m Max x 8.36m)

Beautiful open plan kitchen/diner/lounge fitted with a high specification kitchen comprising a range of wall, drawer and base units with a central island perfect for added storage and counter space. The kitchen benefits from a range of integrated appliances including a instant boiling water tap, dishwasher, fridge/freezer, oven, microwave combi oven, induction hob and extractor hood. There are contrasting worksurfaces with undercounter lights and an inset sink drainer. There is space for a dining table and sofa, however this space offer multiple opportunities. Has front and rear double glazed windows, front and rear composite doors, two central heated radiators and spotlights to the ceiling. Stairs lead to the first floor accommodation and a handy understairs cupboard offer additional storage.

Utility

6' 11" x 2' 9" (2.11m x 0.84m)

Having space for a washing machine with worktop above. Has a rear facing double glazed window and access to the W.C. and Snug.

Downstairs W.C.

Conveniently offering a low flush w.c. and a wash hand basin, extractor fan and one central heated radiator.

Snug

9' 8" x 13' 1" (2.95m x 3.99m)

Offering a second reception space with a rear facing double glazed window and a central heated radiator.

Landing

Providing access to all bedrooms, family bathroom and the loft space.

Bedroom One

16' 3" Max x 10' 8" Max (4.95m Max x 3.25m Max)

A front aspect double bedroom with access to the en suite, featuring a front double glazed window and one central heated radiator.

En Suite

Comprising a wash hand basin, low flush w.c. and shower cubicle with electric shower. Featuring partly tiled walls, spotlights, a rear double glazed window, extractor fan and one central heated radiator.

Bedroom Two

14' 9" Max x 14' 3" Max (4.50m Max x 4.34m Max)

A double bedroom featuring a front facing double glazed window and one central heated radiator.

Bedroom Three

12' 7" x 6' 10" (3.84m x 2.08m)

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

Bathroom

A modern three piece family bathroom comprising a wash hand basin, low flush w.c., bath and shower cubicle with mains shower. Featuring spotlights to the ceiling, partly tiled walls, a rear double glazed window, extractor fan and one central heated towel radiator.

Outside

The front of the property offers a paved driveway for off road parking whilst also having a lawned garden area with flower beds.

To the rear is a fully enclosed garden with laid to lawn and a patio seating area.

Storage

Being part of the former garage, this space storage area has an up/over door, with power and lighting.



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welcome to

Colliery Court, Maltby Rotherham

- Three Double Bedroom Detached Family Home
- Beautifully Presented Throughout
- Stunning High Specification Kitchen
- Open Plan Living Accommodation
- Separate Snug

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106274 - 0002

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