



Dale Hill Road, Maltby Rotherham S66 8AG

welcome to

Dale Hill Road, Maltby Rotherham

This one is not to be missed!!! A beautiful extended detached home boasting a stunning high-specification kitchen diner with bi-folding doors opening onto the landscaped garden. Additional features include a downstairs W.C, utility room and so much more!! Viewings are highly recommended.



Entrance Hall

Entry to the property through a front facing composite door with hallway leading onto the oak illuminated stairs with glass inserts. The welcoming hallway benefits from an understairs storage cupboard and one central heated radiator.

Lounge

22' 10" x 11' 10" Max (6.96m x 3.61m Max)

Boasting a beautiful front facing double glazed bow window and a electric fire with white surround. The lounge also benefits from one central heated radiator for extra warmth and comfort.

Dining Room

Irregular Shaped Room x (x)

A rear aspect open plan dining area with bi folding doors opening onto the rear garden. Featuring spotlights to the ceiling, double doors leading back to the lounge, a side double glazed window and one central heated radiator.

Kitchen

Irregular Shaped Room x (x)

This high specification kitchen is fitted with wall, draw and base units with modern tiled splashbacks and granite worksurfaces extending to feature a breakfast bar area, Integrated appliances include two ovens with slide and hide doors, high specification induction hob, extractor fan, wine cooler, dishwasher and two stainless steel sinks with drainer, whilst space is available for an American fridge/freezer. This fabulous kitchen also features underfloor heating, spotlights and a rear double glazed window.

Utility

13' 5" x 7' 9" + Door recess (4.09m x 2.36m + Door recess)

Perfect space for a wash room fitted with wall, draw and base units with contrasting granite worksurfaces housing the sink and drainer. Utility features spotlights, one central heated radiator and has space available for a washing machine and tumble dryer. Having a side double glazed window and composite door to the rear garden along with an internal door to the cloakroom.

Cloakroom

Conveniently offering a wash hand basin and low flush w/c whilst benefiting from one central heated radiator and a double glazed window to the rear.

Landing

Access to all bedrooms, bathroom and loft through a loft hatch. Having a double glazed window to the side and one central heated radiator.

Bedroom One

9' 6" To front of wardrobes x 12' 3" (2.90m To front of wardrobes x 3.73m)

Front facing double bedroom with fitted wardrobes and side board, having a double glazed window to the front and one central heated radiator.

Bedroom Two

10' 3" x 10' 4" Max (3.12m x 3.15m Max)

A rear aspect double bedroom with fitted wardrobes, featuring double glazed window to the rear and one central heated radiator.

Bedroom Three

6' 6" x 6' 5" (1.98m x 1.96m)

Having a front double glazed window and one central heated radiator.

Bathroom

Modern three piece family bathroom comprising a wash hand basin with vanity, low flush w/c and a p-shaped bath with mains shower overhead. Featuring tiled walls, spotlights, a central heated towel radiator and a double glazed window to the rear.

Outside

The front of the property features a gated paved driveway perfect for off road parking and a lawned garden area with flower beds.

To the rear is a fully enclosed garden area with patio seating and steps up to a lawned area with flower beds.

Storage

8' 4" x 4' 11" (2.54m x 1.50m)

Benefiting from both power and lighting with an electric roller front door.



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welcome to

Dale Hill Road, Maltby Rotherham

- No Onward Chain!!
- Beautiful Extended Detached Home
- High Specification Throughout
- Stunning Open Plan Kitchen
- Bi-folding Doors Leading To The Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MBY106332 - 0002

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william h brown



01709 812301



maltby@williamhbrown.co.uk



54 High Street, Maltby, ROTHERHAM, South
Yorkshire, S66 8LA



williamhbrown.co.uk