



**Surtees Close, Maltby Rotherham S66 8EE**

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**Surtees Close, Maltby Rotherham**

We are delighted to present this beautifully finished detached property located on a small cul-de-sac. Offering spacious living throughout and beautiful front and rear gardens. This property must be viewed to appreciate what's on offer.



### Front Porch

Entering the property through a double UPVC door into the fully tiled porch with integral door into the house.

### Entrance Hall

Leading from the porch is the entrance hall with partially tiled walls, two radiators, double storage cupboard currently housing coats and shoes and stairs which lead to the first floor. Stairs are topped with karndean.

### Lounge

11' 9" x 19' 6" ( 3.58m x 5.94m )

Great size lounge with two front facing windows. Karndean flooring, radiator and feature log burner.

### Cloakroom

Partially tiled walls, side window, WC, sink and storage cupboard housing boiler.

### Dining Room

15' 2" x 11' 10" ( 4.62m x 3.61m )

Currently used as a second living room. With a side and rear facing window, radiator and cushion flooring.

### Reception Room

10' 2" x 6' 6" ( 3.10m x 1.98m )

Front facing room, front facing window, carpet and radiator.

### Utility Room

Side facing window, Wall & base units, tiled flooring, sink & drainer. Currently housing washing machine, dryer and fridge.

### Kitchen

14' 11" x 19' 11" ( 4.55m x 6.07m )

Rear facing kitchen diner, with an array of wall and base units, sparkle effect worktop and an integral dishwasher and fridge freezer. This kitchen has an induction hob, plinth spotlights, extractor fan, feature tile wall, vertical feature radiator, and double french doors onto rear patio. You can also access the rear garden through the rear porch which has a UPVC door and an extra storage cupboard.

### Landing

Landing with radiator and lost access.

### Bedroom One

11' 11" x 9' 8" to wardrobe ( 3.63m x 2.95m to wardrobe )

Rear facing bedroom, fitted wardrobes, carpet and radiator.

### Bedroom Two

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

Front facing bedroom with radiator, cushion flooring, fitted wardrobes and dressing area and benefitting from cupboard now housing a shower cubical.

### Bedroom Three

10' 6" x 9' 1" ( 3.20m x 2.77m )

Front facing bedroom with carpet, radiator storage cupboard and fitted wardrobes.

### Bedroom Four

8' 10" x 8' 2" ( 2.69m x 2.49m )

Rear facing bedroom with carpet and radiator.

### Bathroom

A fully tiled bathroom which has been recently modernised, a tiled in bath with shower attachment, vanity sink, light up mirror, wall vanity storage, chrome radiator and pvc panelling to the ceiling.

### External & Gardens

To the front of the property is a great sized block paved driveway which also leads to the detached garage. The property is enclosed with fencing and has an electric point at the front of the property and also has a gated side access to the rear of the property. To the rear is a beautiful landscaped enclosed back garden with egyptian stone patio, artificial grassed area, electric points and a wooden built shed currently housing a hot tub.

### Detached Garage

Detached Garage with electric door, electric and side access through a PVC door.



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## Surtees Close, Maltby Rotherham

- Detached Four Bedroom Property
- Detached Garage
- Spacious Living Throughout
- Decorated to a good standard
- Three Reception Rooms Downstairs.

Tenure: Freehold EPC Rating: C

guide price

**£300,000**



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Please note the marker reflects the  
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Property Ref:  
MBY105545 - 0006

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