



**Smithy Croft, Bolton-upon-Dearne ROTHERHAM S63 8FG**



**welcome to**

**Smithy Croft, Bolton-upon-Dearne ROTHERHAM**

FAMILY FORTUNES! Standing proud on Smithy Croft, this modern style 4-bed detached home offers stylish family living with under-floor heating, ensuite, & a landscaped garden. Set in a sought-after estate well placed for amenities, schools, & transport—absolutely stunning throughout. A MUST VIEW!





**Ground Floor**



**First Floor**

## Ground Floor:

### Entrance Hallway

### Downstairs W.C

### Lounge

9' 7" x 16' 9" ( 2.92m x 5.11m )

### Dining Room

7' 11" x 16' 2" ( 2.41m x 4.93m )

### Kitchen

19' 7" x 9' 10" ( 5.97m x 3.00m )

### Utility

8' 5" x 5' 4" ( 2.57m x 1.63m )

## 1st Floor:

### Landing

### Bedroom 1

16' 2" into recess x 12' 9" ( 4.93m into recess x 3.89m )

### En-Suite

### Bedroom 2

12' 11" x 9' 2" ( 3.94m x 2.79m )

### Bedroom 3

9' 2" into door x 12' 1" ( 2.79m into door x 3.68m )

### Bedroom 4

8' 10" x 11' 7" ( 2.69m x 3.53m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Smithy Croft, Bolton-upon-Dearne ROTHERHAM**

- Modern style 4 bedroom detached family home.  
Council Tax D. EPC tbc
- Highly sought after, modern style residential estate
- Excellently placed for local amenities, schools, shops & transport links
- Absolutely stunning throughout. Contemporary finishes
- En-suite & family bathroom

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



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MXB118994 - 0005

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