









# welcome to

# **Carlton Road, Rawmarsh Rotherham**

GUIDE PRICE £280,000-£290,000 - START THE DREAM HERE - Sitting pretty is this four bedroom detached property making the ideal purchase for a large/growing family with multiple bathrooms to avoid the morning rush!! Boasting a delightful generously sized rear garden this property ticks all the boxes.













#### **Entrance Hall**

Having a front facing double glazed door and a central heating radiator.

#### **Downstairs W.C.**

Fitted with a hand wash basin and a W.C. Having a side facing double glazed window and a central heating radiator.

### Lounge

11' 11" into recess x 15' 6" into bay ( 3.63m into recess x 4.72m into bay )

Having rear facing double glazed patio doors leading to the garden, a central heating radiator and a feature fireplace.

## **Dining Room**

7' 10" x 9' 11" ( 2.39m x 3.02m )

Having a front facing double glazed window and a central heating radiator.

#### Kitchen

12' 7" x 8' 8" ( 3.84m x 2.64m )

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a rear facing double glazed window and door and a central heating radiator.

## Landing

Having a side facing double glazed window and providing entry to the loft.

#### **Bedroom One**

10' 10" x 10' 1" ( 3.30m x 3.07m )

Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

#### **En Suite**

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C. Having a front facing double glazed window and a heated towel rail.

#### **Bedroom Two**

9' 7" to maximum point x 10' (2.92m to maximum point x 3.05m)

Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

#### **Bedroom Three**

9' 8" x 9' 3" ( 2.95m x 2.82m )

Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

#### **Bedroom Four**

6' x 10' 7" ( 1.83m x 3.23m )

Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

#### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side facing double glazed window.

#### **Outside**

To the front is a drive and a garage providing off road parking.

To the rear is a beautifully presented enclosed lawned garden with a patio area and a shed providing outdoor storage.





## welcome to

## **Carlton Road, Rawmarsh Rotherham**

- Four bedroom detached property
- Ideal purchase for the family buyer
- Well presented & spacious accommodation throughout
- Drive & garage providing off road parking
- Delightful rear garden & patio

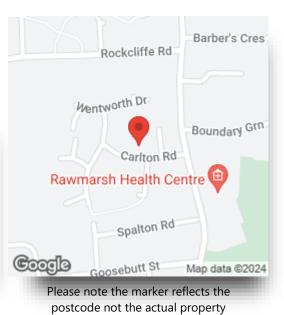
Tenure: Freehold EPC Rating: B

# £280,000









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