



**New Meadows, Rawmarsh Rotherham S62 7FD**



**welcome to**

**New Meadows, Rawmarsh Rotherham**

£325,000-£340,000 - Offered to market chain free is this four bedroom detached property making the ideal purchase for the family buyer. Boasting spacious & well presented accommodation throughout with utility & sauna, off road parking and a delightful rear garden. CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Downstairs Wc**

Fitted with a hand wash basin and a WC. Having a side facing double glazed window and a radiator.

### **Lounge**

17' 6" into bay window x 16' 2" into breast ( 5.33m into bay window x 4.93m into breast )

Having a rear facing double glazed bay window, a radiator and an electric fire.

### **Dining Room**

8' 7" x 10' 8" ( 2.62m x 3.25m )

Having a front facing double glazed window and a radiator.

### **Kitchen**

13' 2" x 9' 5" ( 4.01m x 2.87m )

Fitted with wall and base units housing the integrated oven with worktops housing the sink & drainer. Having a rear facing double glazed window, a radiator and spotlights to the ceiling.

### **Conservatory**

14' 11" x 13' 8" ( 4.55m x 4.17m )

Having side facing double glazed doors and surrounding windows.

### **Utility / Sauna**

8' 1" into recess x 8' 9" into recess ( 2.46m into recess x 2.67m into recess )

Fitted with wall and base units, a radiator and spotlights to the ceiling. The main feature of the room is the sauna.

### **Utility Store**

8' 3" x 8' 2" ( 2.51m x 2.49m )

Having a front facing double glazed window.

### **Landing**

Having a side facing double glazed window, a radiator and a built in storage cupboard. Also

providing access to the loft via hatch.

### **Bedroom One**

10' 10" x 14' 7" ( 3.30m x 4.45m )

Having two front facing double glazed windows, a radiator and built in storage cupboards.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a front facing double glazed window, an extractor fan and a radiator.

### **Bedroom Two**

7' 8" x 10' 9" ( 2.34m x 3.28m )

Having a rear facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Three**

10' 9" x 8' 7" into recess ( 3.28m x 2.62m into recess )

Having a rear facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Four**

7' 10" x 6' 3" ( 2.39m x 1.91m )

Having a rear facing double glazed window, a radiator and fitted wardrobes.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing double glazed window, an extractor fan and a radiator.

### **Outside**

To the front of the property is a double drive providing off road parking and a lawned garden.

To the rear is a well presented lawned garden with a patio area, hot tub and shed.



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## **New Meadows, Rawmarsh Rotherham**

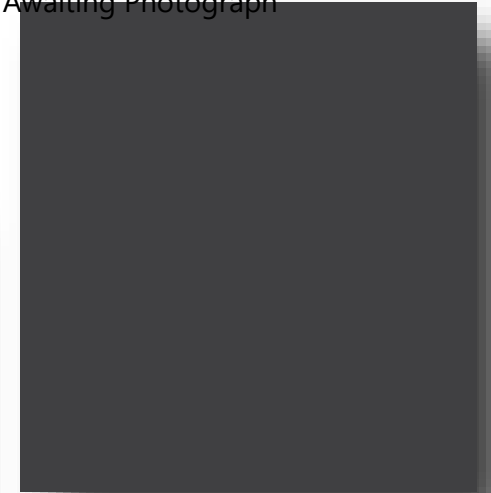
- Four bedroom detached property
- Spacious and well presented accommodation throughout
- Ideal purchase for the family buyer
- Drive providing off road parking
- Delightful rear garden & patio

Tenure: Freehold EPC Rating: C

**£325,000-£340,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF115516 - 0004

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