



BEECROFT
ESTATES

10 Rolleston Avenue

Maltby, Rotherham, S66 8LN

£185,000



This spacious townhouse offers generous living space, making it an ideal family home in the heart of Maltby, Rotherham. The property benefits from ample parking to the front, providing convenient off-road parking.

At the rear, you'll find a well-maintained garden, offering a great space for outdoor activities. The conservatory extension adds a versatile area, perfect for relaxation or entertaining. Inside, the home boasts three good-sized bedrooms, providing plenty of room for a growing family.

Located in a popular area with easy access to local amenities, this home is not to be missed!



GROUND FLOOR

ENTRANCE HALL

Welcoming entrance hall, the staircase rises to the first floor accommodation.

LOUNGE

This lounge is a spacious and well-presented living area with a front-facing aspect, allowing plenty of natural light to flow in. French doors open into a conservatory, creating a seamless connection between indoor and outdoor spaces. The room features a stylish fire surround with a chrome-finished, pebble-effect gas fire, adding both warmth and a contemporary touch. The walls are decorated in a modern, tasteful color, complementing the sleek laminate flooring for a fresh and inviting atmosphere.

BREAKFAST KITCHEN

This spacious kitchen is both stylish and functional, featuring wood-finished wall and base units that provide ample storage. A convenient breakfast bar offers additional workspace and a casual dining area. The front-facing aspect allows for plenty of natural light, enhancing the open feel of the room. Designed for modern living, the kitchen includes space for an American-style fridge/freezer, plumbing for a washing machine, and room for a tumble dryer and dishwasher. Cooking facilities include a stainless steel electric oven, a four-ring electric hob, and a built-in extractor fan. A stainless steel one-bowl sink with a sleek mixer tap completes this well-equipped and contemporary space. Additionally, the kitchen provides access to the bathroom and features a rear external door leading directly to the garden, ensuring practicality and easy outdoor access.

CONSERVATORY

This large conservatory offers a fantastic additional versatile space, perfect for dining, entertaining, or relaxing. Filled with natural light, it enhances the flow between indoor and outdoor living. With direct access to the garden, it provides a seamless transition to outdoor space, making it ideal for enjoying the views and fresh air year-round.

BATHROOM

The downstairs bathroom is well-appointed and practical, featuring a bath with an electric shower and a folding glass shower screen. A pedestal wash hand basin and a low-flush WC provide essential amenities. Dual aspect obscure windows allow for excellent ventilation and natural light while maintaining privacy. The space is fully tiled for a clean and modern look and includes built-in base units for additional storage and convenience.

FIRST FLOOR

LANDING

The landing benefits from a rear-facing aspect, allowing natural light to brighten the space. It also provides convenient access to the loft via a ladder, offering additional storage potential.

MASTER BEDROOM

The master bedroom is a well-designed and spacious retreat, offering a vast amount of hanging and storage space. It features built-in wardrobes on either side of the bed with overhead cupboards. Additionally, there are fitted wardrobes with sliding doors, maximizing space and functionality. The front-facing aspect allows plenty of natural light, creating a bright and inviting atmosphere.

BEDROOM TWO

The second bedroom is a spacious double with a bright front-facing aspect. It offers ample room for either freestanding or fitted furniture, allowing for flexible layout options to suit individual needs.

BEDROOM THREE

The third and final bedroom is also a double, featuring a rear-facing aspect that offers a peaceful outlook. There's plenty of space to install your own storage solutions if needed, providing flexibility to customize the room to your preferences.

WC

The WC, conveniently located next to the master bedroom, features a low-flush WC and a vanity wash hand basin, offering a practical and tidy space. The room benefits from a rear-facing aspect, allowing natural light to brighten the area.

EXTERIOR

To the front of the property, you'll find a large brick-paved gated driveway, providing a vast amount of off-road parking. At the rear of the property, there's a spacious, tiered, low-maintenance decked garden, perfect for outdoor living. This beautiful garden features a hot tub for relaxation and a sheltered games area, offering a great space for entertainment and leisure.

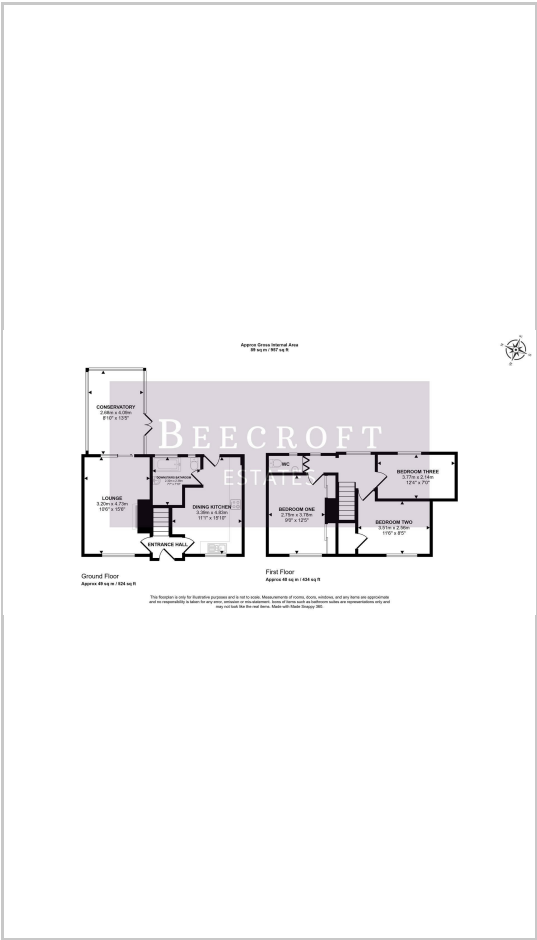
SOLAR PANELS

Vendor of the property advises that the solar panels are generating 3450 per year with 11 years 9 months remaining = up to £38,000 due to receive back. Further information is available on request.

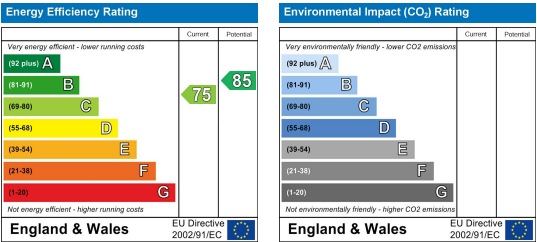
Area Map



Floor Plans



Energy Efficiency Graph



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