



Dalton Lane, Dalton Parva Rotherham S65 3QJ

£280,000



- **** NEW BUILD ** Semi-Detached Home over Four Levels**
- **High Specification Fixtures & Fittings - CHOOSE YOUR OWN KITCHEN!**
- **Master Bedroom having Walk In Wardrobe Space & En-suite**
- **Enclosed Rear Lawn & Composite Decked Patio Garden**
- **10 year NHBC or equivalent warranty for complete peace of mind**
- **Four Bedrooms, Two Bathrooms & WC**
- **Integral Garage/Workshop & Driveway**
- **FREEHOLD / Council Tax Band TBC**

**** NEW HOME ** Set within the picturesque village location of Dalton Parva - with field views, popular walking trails and Trinity Croft C.of.E Primary School on your doorstep. Making a Fantastic Family Home - this spacious semi-detached property offers versatile living over four floors. In brief the accommodation comprises; - Lower Ground Floor - Entrance Hall * WC/Utility Room * Integral Garage - Upper Ground Floor - OPEN PLAN KITCHEN LIVING with French Doors out to the rear Garden - First Floor - Three Bedrooms * Family Bathroom - Second Floor - Master Bedroom * Walk In Wardrobe Space * En-suite Shower Room - Outside - Driveway & Garage Access * Enclosed Rear Composite Decked Patio and Lawn Garden.**

To arrange a site visit please contact Barton's New Homes - or email Estimated Completion - October 2023 Three Plots Available *Please note, all images are for illustrative purposes only

Location:

Set within the picturesque village location of Dalton Parva - with field views, popular walking trails and Trinity Croft C.of.E Primary School on your doorstep. A short walk will lead you to a variety of supermarkets, local shops and cafe's within the local village. Whereas the popular Parkgate Retail Park and Rotherham Town Centre are a short drive within a two mile distance. Access to the M1 and M18 Motorway links within a 10 minute drive.

Entrance Hall

Entry through a composite door into the hall which has laminate flooring. There are two storage cupboards, stairs rising up to the first floor, door to the Integral Garage and door to;

Utility Room / WC 9' 2" x 7' 1" (2.79m x 2.16m)

Having continued laminate flooring from the hall, appointed with base and wall units with a work surface above which incorporates a stainless steel bowl sink and drainer with a splash back panel. Space and plumbing for freestanding appliances. There is also a WC and wash basin.

Upper Ground Floor

With carpet flooring.

Open Plan Living 25' 6" x 17' 3" (7.77m x 5.25m)

Modern open plan living, having a front facing kitchen, appointed with a range of base, wall and drawer units with a complimentary work surface above which incorporates a bowl sink and drainer, with a tiled splash back. Integral appliances to include electric hob, oven, extractor hood and fridge/freezer. There is laminate flooring, spotlights and ample space for a dining table and chairs and lounge. The rear has french doors which open out onto the rear garden.

First Floor

With carpet flooring.

Bedroom Two 13' 8" x 9' 11" (4.16m x 3.02m)

Front facing double bedroom with carpet flooring and spotlights.

Bedroom Three 12' 0" x 9' 11" (3.65m x 3.02m)

Rear facing double bedroom with carpet flooring and spotlights.

Bedroom Four 8' 7" x 8' 0" (2.61m x 2.44m)

Rear facing good sized single bedroom with carpet flooring and pendant lighting.



Bathroom 7' 1" x 7' 0" (2.16m x 2.13m)

Appointed with a four piece luxury suite, comprising of; WC, wash basin upon a floating vanity unit, shower enclosure and a freestanding double ended bath and tap. Fully tiled and with a fitted moisture extractor.

Second Floor

With carpet flooring.

Bedroom One 13' 7" x 13' 1" (4.14m x 3.98m)

Master bedroom with feature velux windows. Having a walk in wardrobe, carpet flooring, eaves storage, spotlights and door to;

En-suite 5' 11" x 7' 3" (1.80m x 2.21m)

Appointed with a three piece suite comprising, WC, wash basin and shower enclosure. There is a fitted storage unit, fully tiled and with a velux window.

Exterior and Gardens

To the front of the property is ample paved off road parking, for at least three cars plus the garage. Steps raise to the side of the property for rear garden access. At the rear of the property is a composite decked patio with a feature glass balustrade. Composite steps down to a low maintenance lawn garden. The garden is enclosed by composite fencing and a stone and wrought iron wall. There is a external water tap and a raised planter area.

Garage 27' 11" x 10' 2" (8.50m x 3.10m)

Being the full length of the property providing ample space for a car and a workshop/ additional storage. There is lighting, power points and a fob remote control garage door.

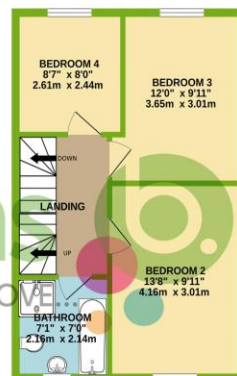
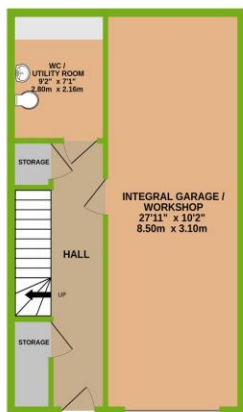


LOWER GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

UPPER GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.

FIRST FLOOR
433 sq.ft. (40.2 sq.m.) approx.

SECOND FLOOR
288 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1641 sq.ft. (152.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

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