



Melrose Grove Rotherham S60 3NA

Guide Price £455,000



- **Substantial SIX BEDROOM Detached Family Home**
- **Devotedly occupied by the same owner for 46 Years - NEW FAMILY REQUIRED**
- **Through Lounge, Dining Room, CONSERVATORY**
- **Pleasant end of cul de sac position within the sought after area of SPINNEYFIELD**
- **Generous plot with ample parking, double garage and beautiful landscaped gardens**
- **Breakfasting Kitchen, Large Utility Wash Room and DOWNSTAIRS SHOWER ROOM and WC**

Guide Price £475,000 to £485,000 - This SUBSTANTIAL six bedroom DETACHED home offers generous family sized accommodation and is located in a pleasant elevated end of cul de sac position at Spinneyfield which is within close proximity of commuter transport links, primary and secondary Schools, and is close to Rotherham Hospital. It sits upon a larger sized plot with well maintained landscaped gardens, ample parking, an integral double garage with internal accommodation comprising: Porch, Inner Hallway with an open staircase, a spacious through Lounge, separate Dining Room, rear Conservatory, a DOWNSTAIRS SHOWER ROOM with WC, Breakfasting Kitchen, Utility Wash Room, feature landing space, SIX DOUBLE BEDROOMS, a family Bathroom and additional Shower Room. Viewing advised - STRICTLY BY APPOINTMENT. EPC to follow

Entrance Porch

A useful cloak space with an additional door to the

Inner Hallway

With an open staircase to the first floor landing and a radiator.

Lounge 23' 0" x 11' 11" (7.01m x 3.63m)

Length with a front bay and rear patio doors allowing lots of natural light. It is well presented with a feature fireplace, two radiator and has additional sliding doors which open into the

Dining Room 11' 11" x 11' 10" (3.63m x 3.60m)

With a rear window, radiator and further doors to both the Hallway and Kitchen.

Conservatory 12' 6" x 10' 0" (3.81m x 3.05m)

Generous in size with glazing to three sides, a tiled floor, two wall mounted heaters and with a side door allowing convenient access to the garden.

Breakfasting Kitchen 14' 0" x 9' 11" (4.26m x 3.02m)

With a front and side aspect windows and appointed with a range of wall, base and drawer units with complimentary work tops, an inset bowl and drainer and with integrated cooking appliances.

Utility Wash Room 9' 11" x 8' 5" (3.02m x 2.56m)

Generous in size with further storage units, a rear aspect window and with a door providing integral access to the Garage.

Downstairs Shower Room & WC

Located off the Hallway with front opaque glazed windows and appointed with a modern suite comprising of a WC, hand wash basin and with a shower cubicle.

Bedroom One 14' 0" x 12' 1" (4.26m x 3.68m) maximum

With a rear window, radiator and appointed with built-in wardrobes.

Bedroom Two 11' 11" x 10' 8" (3.63m x 3.25m)

With a front window and radiator.

Bedroom Three 10' 0" x 8' 6" (3.05m x 2.59m)

Double in size and currently used as a study.



Bedroom Four 9' 11" x 8' 10" (3.02m x 2.69m)

With a rear window and radiator.

Bedroom Five 15' 1" x 9' 10" (4.59m x 2.99m)

Rear extended with a rear window and radiator.

Bedroom Six 22' 4" x 10' 0" narrowing to 8'2" (6.80m x 3.05m)

Rear extended with both front and rear aspect windows and a radiator.

Shower Room

The additional shower room is a handy compliment for the main bathroom and has a shower and WC.

Family Bathroom

With a four piece suite comprising of a shower, WC, bidet and a pedestal hand wash basin.

Integral Double Garage 22' 4" x 18' 4" (6.80m x 5.58m) maximum

Rear extended with two up and over doors, a rear window and door to the garden.

Exterior and Gardens

The property occupies a larger plot with ample block paved parking to the front and with superb enclosed landscaped mature gardens at the rear.



GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.

1ST FLOOR
1228 sq.ft. (114.1 sq.m.) approx.



TOTAL FLOOR AREA: 2583 sq.ft. (240.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 quality or efficiency can be given.
Made with Metagis 12/2021

Energy Performance Certificate

HM Government

26, Melrose Grove, ROTHERHAM, S60 3NA

Dwelling type: Detached house

Date of assessment: 12 March 2020

Date of certificate: 12 March 2020

Reference number: 9228-4075-7227-6690-6200

Type of assessment: RdSAP, existing dwelling

Total floor area: 192 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 5,535

Over 3 years you could save £ 951

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|-----------------------------------|
| Lighting | £ 429 over 3 years | £ 327 over 3 years | You could save £ 951 over 3 years |
| Heating | £ 4,686 over 3 years | £ 3,993 over 3 years | |
| Hot Water | £ 420 over 3 years | £ 264 over 3 years | |
| Totals | £ 5,535 | £ 4,584 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

64

71

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Flat roof or sloping ceiling insulation | £850 - £1,500 | £ 144 |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 588 |
| 3 Low energy lighting for all fixed outlets | £20 | £ 84 |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

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.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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