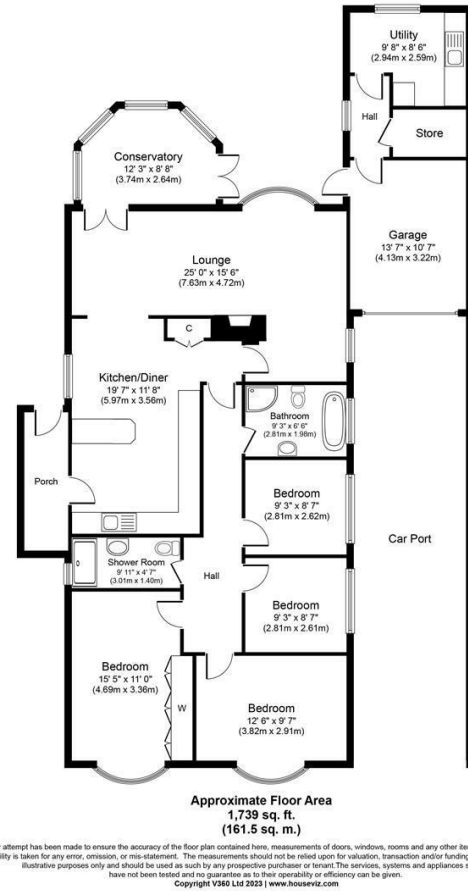


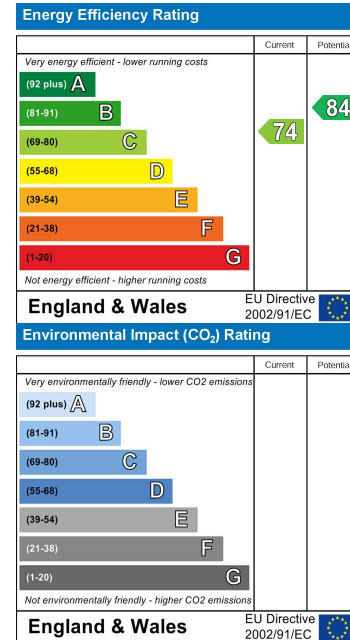
Floor Plan



Area Map



Energy Efficiency Graph



64 Lilly Hall Road, Maltby, Rotherham, S66 8AT

Offers In The Region Of £380,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A tremendous opportunity to acquire a spacious four bedroomed detached Bungalow, appointed to an incredibly high standard and offering versatile accommodation. The present occupiers have undertaken an extensive course of upgrading and renovation which will only become apparent at the time of inspection.

The Bungalow benefits from gas central heating (including a sophisticated 'Hive' system), uPVC double glazing, refitted high quality Kitchen and large Conservatory which overlooks the rear garden and playing fields. The accommodation briefly comprises: Side Entrance Porch, bespoke fitted Kitchen, Dining Room, Lounge (running the full width of the rear of the property), Conservatory, four Bedrooms, family Bathroom incorporating a luxury 4 piece suite and additional Shower Room.

The property stands on a substantial plot encompassing block paved pathways and drive providing off-road parking for several vehicles with Car Port and Garage with adjoining Utility Room. The rear garden is an undoubted feature, being tiered with raised terraced Patio and steps leading down to a manicured lawn with established borders and Summerhouse.

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SIDE ENTRANCE PORCH 11'5" x 8'8" (3.48m x 2.64m)

With front and rear entrance doors and inner door into the Kitchen/Dining Room

KITCHEN/DINING ROOM 19'7" x 11'8" (5.97 x 3.56)

Recently re-fitted with an extensive range of bespoke, high quality base and wall units with downlighters illuminating the work surfaces. Additional island/breakfast bar. Radiator and side facing window.

LOUNGE 25'0" x 15'5" (7.63 x 4.72)

With recessed wood burning stove on a marble hearth. Two radiators, rear facing bow window and double doors opening into the Conservatory

CONSERVATORY 12'3" x 8'7" (3.74 x 2.64)

A bright and spacious room overlooking the rear garden and playing fields. Underfloor heating and radiator

FRONT BEDROOM ONE 14'4" x 11'0" (4.39 x 3.36)

With bow window and radiator

FRONT BEDROOM TWO 12'6" x 9'6" (3.82 x 2.91)

With bow window and radiator

SIDE BEDROOM THREE 9'2" x 8'6" (2.81 x 2.61)

With radiator and window

SIDE BEDROOM FOUR 9'2" x 8'7" (2.81 x 2.62)

With radiator and window. Presently utilised as a craft room and having fitted wardrobes

FAMILY BATHROOM 9'2" x 6'5" (2.81 x 1.98)

With luxury suite comprising a freestanding claw foot

bath with mixer tap shower attachment, pedestal wash hand basin, low flush W.C. and corner shower cubicle with overhead drench shower. Underfloor heating. Heated towel rail and ceramic tiling to the walls and floor.

SHOWER ROOM 9'10" x 4'7" (3.01 x 1.4)

With walk-in shower cubicle, vanity wash hand basin and close coupled W.C. Underfloor heating. Heated towel rail, ceiling downlighters and tiling to the walls and floor

OUTSIDE

The bungalow occupies a wide plot with front boundary wall topped with wrought iron fencing and gates opening onto the Herringbone effect block paved drive providing ample off-road parking. Lawned front garden with established shrubs and borders..

Attached Car Port which runs the length of the bungalow and leads to the Garage.

GARAGE 13'6" x 10'6" (4.13 x 3.22)

Divided to incorporate a Store room

UTILITY ROOM 9'7" x 8'5" (2.94 x 2.59)

With a range of base and wall units with inset stainless steel sink. Space and plumbing for washing machine

REAR GARDEN

To the rear is a raised paved patio with with dwarf boundary wall and steps leading down the the lawned garden with Summerhouse. The rear garden directly adjoining playing fields

MATERIAL INFORMATION

Council Tax Band 'E'

Tenure: Freehold

EPC rating 'C'