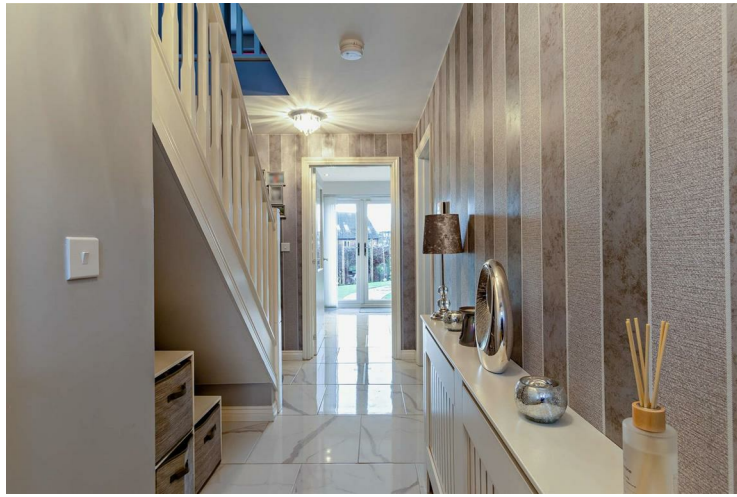


37 Trueman Drive, Rawmarsh, Rotherham, S62 7FA

Offers Over £345,000

A viewing is highly recommended of this beautiful, modern well maintained four bedroomed detached property, with modern features throughout. Comprising of modern fitted open plan kitchen/ dining area, lounge, ground floor W.C. further ground floor snug/ everyday room, ideal for an office or playroom, four bedrooms, two with fitted wardrobes, main bedroom with en-suite shower room, modern family bathroom. Patio doors leading to well maintained rear garden. Ample parking to front. Located within a desirable quiet modern development.

Entrance Hallway



UPVC door leading to the entrance hallway, with modern tiled flooring, with doors leading to ground floor W.C., lounge, snug/ everyday room. partial glass door leading to kitchen/dining area, Central heating radiator and stairs rising to first floor.

Lounge 18'6" x 10'4" (5.64m x 3.15m)



Modern electric fire and fire surround, front UPVC bay window, two central heating radiators and glazed doors leading to the kitchen/ dining area.

Open Plan Kitchen/ Dining Area 25'11" x 9'8" (7.90m x 2.97)



Modern kitchen with base and wall units, and work surfaces. Comprising of fitted double oven, hob and extractor hood, sink, modern tiled flooring. Two rear UPVC windows and UPVC Patio doors leading to the rear garden.

Snug/ Everyday Room 17'0" x 7'11" (5.19m x 2.43m)



Front facing snug/ everyday room, ideal for office/ snug or playroom. Front facing UPVC window and central heating radiator.

Ground Floor W.C. 5'6" x 2'9" (1.68m x 0.84m)

White suite comprising of W.C. and sink. Central heating radiator. Modern tiled flooring

First Floor Landing



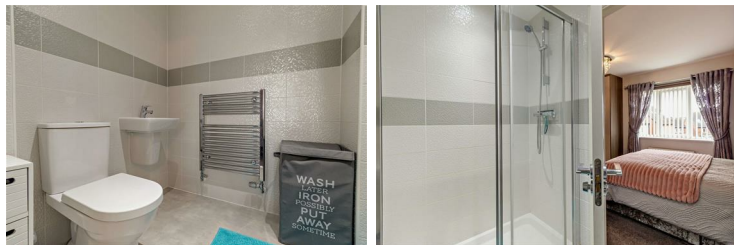
Stairs rising to first floor landing, with doors leading to four bedrooms and bathroom. Loft access. Front UPVC window.

Bedroom One 14'1 x 10'0 (4.29m x 3.05m)



With fitted wardrobes, rear facing UPVC window, central heating radiator, door leads to en-suite shower room.

En-suite Shower Room 7'10 x 5'2 (2.39m x 1.57m)



Modern suite comprising of shower cubicle, sink, W.C. Heated towel rail and modern tiling to walls and floor.

Bedroom Two 11'6 x 10'9 (3.51m x 3.28m)



Front facing UPVC window and central heating radiator.

Bedroom Three 11'8" x 10'0 (3.56m x 3.05m)



Rear facing UPVC window and central heating radiator.

Bedroom Four 8'7 x 8'4 (2.62m x 2.54m)



With fitted furniture, front facing UPVC window and central heating radiator.

Family Bathroom 8'4 x 6'11 (2.54m x 2.11m)



Modern fully tiled suite comprising of bath, sink and W.C. UPVC window, central heating radiator and storage cupboards.

Outside



Attractive well maintained, partially walled front, providing ample parking, with small lawned garden area, Pathway leading to front porch and side gates which lead to the rear of the property. Private rear garden comprising of patio area and well maintained lawned garden, with fencing providing privacy.

Material Information

Material information

Council Tax Band D

Tenure Freehold

Property Type Detached

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

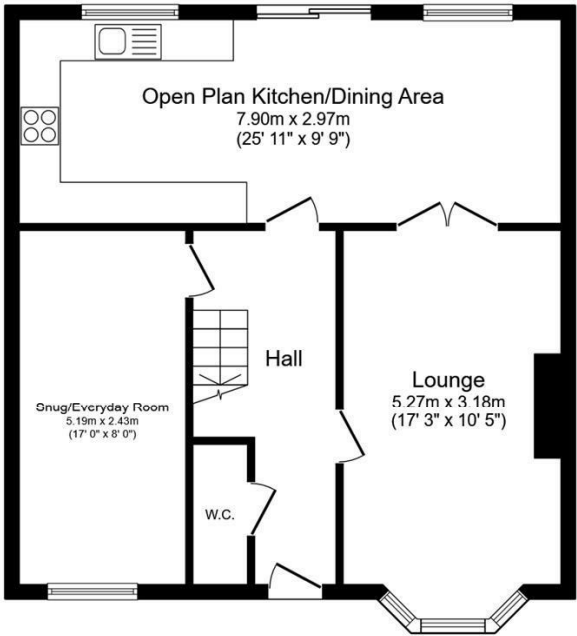
Planning permissions N/A

Accessibility features N/A

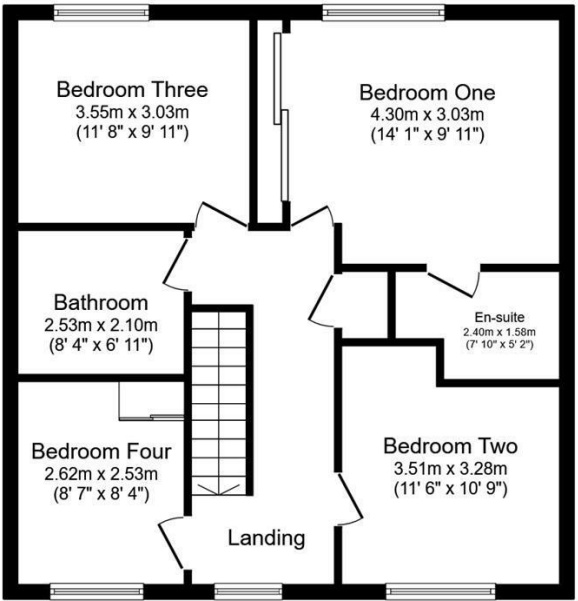
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>
We advise all clients to discuss the above points with a conveyancing solicitor.

Floor Plan



Ground Floor
Floor area 66.0 m² (711 sq.ft.)



First Floor
Floor area 65.3 m² (702 sq.ft.)

TOTAL: 131.3 m² (1,413 sq.ft.)

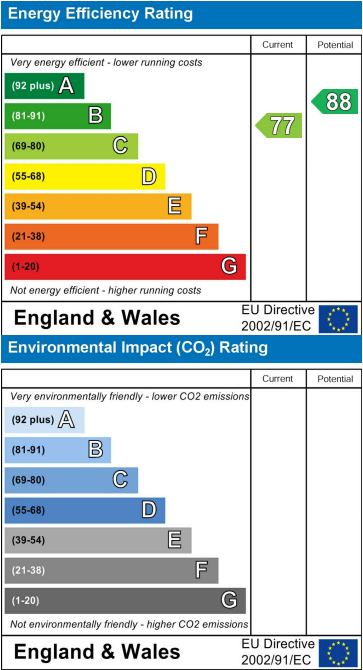
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



www.merryweathers.co.uk

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