





Camden Grove,Maltby ROTHERHAM S66 8GE

william h brown

welcome to

Camden Grove, Maltby ROTHERHAM

This well-presented four bedroom town house is located on a quiet development in a popular area of Maltby, with accommodation over three floors, including a spacious kitchen diner, two en-suites, family bathroom and additional W.C making it a perfect opportunity for a growing family.













Entrance Hall
A front facing double glazed door opens to the entrance hall, with an understairs cupboard, central heated radiator and stairs rising to the first floor. Access is also available to the utility space and bedroom two.

Utility Space
Providing by splitting the garage, this enclosed utility space has plumbing for a washing machine and space for other white goods. There is wall and base units and worktops.

Bedroom Two
Having double glazed french patio doors opening to the rear garden, a separate rear facing double glazed window, central heated radiator and en-suite.

En-Suite
Set up in a wet room style, with a wash hand basin, W.C. and shower. Additional benefits include pvc paneling to the walls, a central heated towel rail and an extractor fan.

First Floor Landing
Providing access to the kitchen diner, lounge, family bathroom and stairs rising to the second floor.

Kitchen Diner
A fantastic family sized kitchen diner, comprising a range of wall, drawer and base units, with contrasting worktops, tiled splashbacks and an inset sink drainer. There is an integrated oven, hob and extractor hood, whilst space is available for a fridge freezer. Double glazed french patio doors open to a Juliet balcony overlooking the rear garden. There is also a rear facing double glazed window, a central heated radiator and a kick board heater.

W.C
Comprising a wash hand basin, W.C, central heated radiator and extractor fan.

Lounge
A bright lounge with two front facing double glazed windows and two central heated radiators.

Second Floor Landing
Providing access to bedrooms one, three and four, the family bathroom and the loft space through a hatch.

Bedroom One
Having two front facing double glazed windows, a central heated radiator and en-suite.

En-Suite
A three piece suite comprising a wash hand basin, W.C and shower cubicle with tiling. Also benefits from a central heated radiator and extractor fan.

Family Bathroom
A three piece suite comprising a wash hand basin W.C and bath. Has part tiling to the walls, a central heated radiator and an extractor fan.

Bedroom Three
Having a rear facing double glazed window and a central heated radiator.

Bedroom Four
Having a rear facing double glazed window and a central heated radiator.

Outside
To the front of the property is a driveway for a two vehicles, access to the storage/garage and the external entrance lobby.

To the rear is an enclosed lawned garden with no properties behind. Conveniently offering external lighting, power sockets and access to a shed perfect for additional storage.

Storage/Garage
A roller door provides access to the half of the garage that has been left for storage whilst the other have has been used to create a utility space only access from inside the property. The garage also offers power, lighting and a water tap.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Camden Grove, Maltby ROTHERHAM

- Four Bedroom Family Home
- Well-Presented Throughout
- Accommodation Over Three Floors
- Two En-Suites, Family Bathroom & Additional W.C
- Spacious Kitchen Diner

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£210,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
MBY106760 - 0003

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william h brown

01709 812301

maltby@williamhbrown.co.uk

54 High Street, Maltby, ROTHERHAM, South Yorkshire, S66 8LA

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.