



**Malwood Way, Maltby Rotherham S66 7HE**

**welcome to**

**Malwood Way, Maltby Rotherham**

Sat on an impressive corner plot and available with NO CHAIN, this three bedroom detached home has is well-presented throughout, featuring a high specification modern family kitchen, two reception rooms, a modern shower room, driveway with space for multiple vehicles and a detached garage!!



### **Entrance Hall**

Entry to the property through a side composite door leading onto the hallway featuring a storage cupboard and one central heated radiator.

### **Lounge**

A bright and welcoming reception room featuring a front double glazed bay window complimented by a side double glazed window. The lounge benefits from a gas fire and two central heated radiators for extra warmth.

### **Kitchen/Diner**

Beautiful modern fully fitted kitchen/diner comprising a range of wall, draw and base units with tiled splashbacks and solid wood work surfaces incorporating a sink and drainer. Integrated appliances include an oven, gas hob with extractor hood, coffee machine, fridge/freezer and dishwasher, with additional space available for a washing machine. Sliding patio doors open onto the conservatory, complemented by a side double-glazed window. The kitchen/diner further benefits from a central heated radiator.

### **Conservatory**

Leading from the kitchen, the conservatory provides an excellent additional reception space and conveniently benefits from both power and lighting. The room is filled with natural light via side and rear double-glazed windows, creating a bright and inviting area.

### **Landing**

Landing area with access to all three bedrooms and bathroom. Having a side double glazed window and one central heated radiator.

### **Bedroom One**

Master bedroom with built in cupboard/wardrobe space. This double bedroom has a front facing double glazed window and features one central heated radiator.

### **Bedroom Two**

Second bedroom featuring built in wardrobes housing the boiler to the property. This rear facing bedroom benefits from a double glazed window over looking the rear garden and one central heated radiator.

### **Bedroom Three**

Third bedroom with access to the loft through a loft hatch. Having a side double glazed window and one central heated radiator,

### **Shower Room**

Modern three piece shower room fitted with a wash hand basin, low flush w/c and shower cubicle with mains led-shower. Featuring panelling to the walls, a double glazed window to the rear and a central heated towel radiator.

### **Outside**

Sit on a corner plot with gardens to the front, side and rear and a driveway leading through the side of the property to the detached garage at the rear.

The lovely gardens include lawns, stocked flower beds, various shrubbery and hedgerows for additional privacy, The rear garden benefits from various patio/seating areas and is fully enclosed and private.

### **Outbuildings**

Detached garage with an electric roller door, a rear double glazed window and a side upvc door.



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## Malwood Way, Maltby Rotherham

- NO CHAIN!!
- Three Bedroom Detached Home On A Corner Plot
- Well-Presented Throughout
- Beautiful High Specification Family Kitchen & Modern Shower Room
- Conservatory To The Rear

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106412 - 0002

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