



10 Coal Way, Treeton, Rotherham, S60 5FZ

£530,000

A SUPERB, MODERN DETACHED FAMILY HOME LOCATED ON A MODERN PRESTIGIOUS DEVELOPMENT ON THE OUTSKIRTS OF THE VILLAGE OF TREETON. THE PROPERTY OFFERS CONTEMPORARY, SPACIOUS AND VERSATILE LIVING ENJOYING A PLEASANT SETTING DIRECTLY ADJOINING ESTABLISHED WOODLAND TO THE REAR.

SUMMARY

The accommodation, which totals 1619 square feet, briefly comprises: Reception Hall with Cloakroom, living Room, magnificent 8metre Kitchen/Family/Dining Room with integrated appliances, Quartz work surfaces and bi-fold doors opening into the rear garden, Utility Room, Landing, master Bedroom with En-Suite, 3 further double Bedrooms (all having fitted wardrobes) and family Bathroom. Including both gas central heating and double glazing this stunning home has an array of contemporary fittings throughout.

To the front is a double width drive with access to the integral Garage whilst to the rear is an enclosed garden, designed for ease of maintenance with paved patio/seating area and astroturf lawn.

Treeton is a small village centrally located for both Rotherham and Sheffield and within 5 minutes drive of the Sheffield Parkway which allows direct access to the M1 intersection.

RECEPTION HALL



With composite door and inner door to the Garage

CLOAKROOM



With W.C., wash basin, radiator and extractor fan

LIVING ROOM 20'2" x 10'11" (6.15 x 3.34)



With front facing bay window

KITCHEN/FAMILY/DINING ROOM 26'10" x 19'5" (8.2 x 5.94)



A magnificent entertaining room having a comprehensive range of fitted units with Quartz work surfaces and integrated appliances. Bi-fold doors open into the rear garden

UTILITY ROOM



With Quartz work surface and space and plumbing for washing machine. Side facing entrance door

LANDING

With airing cupboard

BEDROOM ONE 17'0" x 11'1" (5.2 x 3.4)



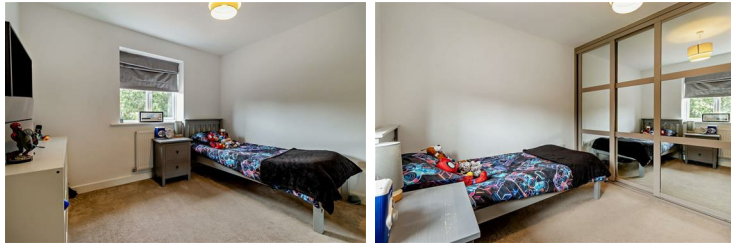
Having fitted wardrobes to one wall and front facing window

EN-SUITE



Comprising a shower cubicle, vanity wash basin and W.C. Heated towel rail, tiling to the walls and opaque glazed window

BEDROOM TWO 13'7" x 9'1" (4.15 x 2.79)



With front facing window and fitted wardrobes

BEDROOM THREE 12'5" x 9'1" (3.8 x 2.79)



Having fitted wardrobes and rear facing window

BEDROOM FOUR 10'5" x 10'5" (3.19 x 3.18)



With rear facing window and fitted wardrobes

FAMILY BATHROOM



Comprising a panelled bath with mixer tap shower attachment, vanity wash basin, W.C. and shower cubicle. Tiling to the walls and opaque glazed window.

OUTSIDE



To the front is a double width tarmac drive with electric car charging point and lawned garden. To the rear is an enclosed private garden, designed for ease of maintenance with paved patio/seating area beyond which is the astroturf lawn. The garden directly adjoins established woodland.

GARAGE 17'7" x 8'8" (5.36 x 2.66)

MATERIAL INFORMATION

Council Tax Band - E

Tenure - Freehold

Property Type - Detached house

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 and Garage

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.

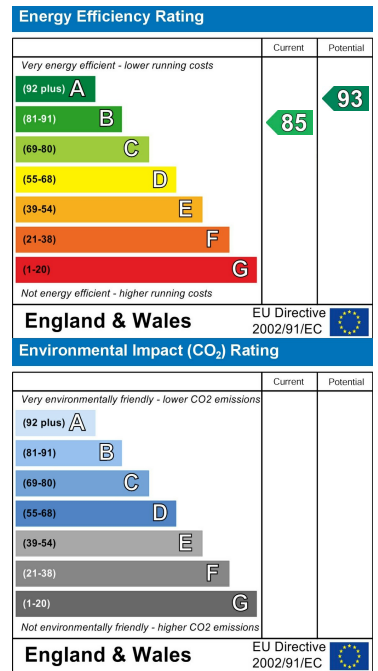
Floor Plan



Area Map



Energy Efficiency Graph



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