



Upperfield Close, Maltby Rotherham S66 8BP

welcome to

Upperfield Close, Maltby Rotherham

Located on a lovely cul-de-sac and available with NO CHAIN is this well-presented detached home with modern kitchen and bathroom, two reception rooms, utility area and driveway for multiple vehicles. The rear garden has a versatile garden room perfect for a home office or business.



Utility

A fantastic addition to the property with plumbing and space for a washing machine, fridge freezer and worktop space. Having front and rear UPVC doors, skylights and door leading to the internal hall.

Hall

Having a useful storage cupboard/pantry, with internal doors leading to both the kitchen and the lounge.

Lounge

Featuring rear patio doors opening onto the garden, accompanied by a rear double-glazed window and a central heated radiator.

Dining Room

A great second reception room with staircase leading to the first-floor accommodation, along with a front double-glazed window and a centrally heated radiator.

Kitchen

Fully fitted modern kitchen featuring wall, drawer, and base units, complemented by gorgeous black granite worktops housing the sink and drainer. Integrated appliances include a dishwasher, fridge, oven, oven/microwave combi and a induction hob with extractor. There is a central heated radiator and front facing double glazed window.

Landing

Access to all bedrooms, bathroom and loft space. Has a side facing double glazed window and a central heated radiator.

Bedroom One

Front facing double bedroom featuring fitted wardrobes, a front facing double glazed window and a central heated radiator.

Bedroom Two

Rear-aspect double bedroom featuring a built-in cupboard/wardrobe, along with a rear double-glazed window and a central heated radiator.

Bedroom Three

A sizeable third bedroom with a rear facing double glazed window and a central heated radiator.

Bathroom

Fully tiled bathroom comprising a wash hand basin, low-flush w/c and a bath with electric shower overhead. Additional features include ceiling spotlights, an extractor fan, a front double-glazed window and a central heated towel radiator.

Outside

The front of the property features a block-paved driveway providing off-road parking for multiple vehicles. A side gate offers convenient access to the rear garden with a partial canopy covering.

To the rear, the property enjoys a fully enclosed garden comprising a block-paved seating area with steps leading up to low maintenance artificial lawn.

Garden Room

A purpose built garden room that offers multiple functionalities from a home office, business, social space, playroom etc. Being insulated with double glazing, power, lighting and aircon/heating.



view this property online williamhbrown.co.uk/Property/MBY106432



welcome to

Upperfield Close, Maltby Rotherham

- No Onward Chain!!
- Three Bedroom Detached Home
- Well-Presented Throughout
- Two Reception Rooms
- Utility Area

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: B

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106432



Property Ref:
MBY106432 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 812301



maltby@williamhbrown.co.uk



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



williamhbrown.co.uk