



**Thicket Drive, Maltby Rotherham S66 7LB**



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## **Thicket Drive, Maltby Rotherham**

A rare opportunity to purchase a well-appointed one-bedroom semi-detached home set on a popular area within Maltby. Featuring a mezzanine style bedroom vaulted lounge ceiling, lovely kitchen, modern bathroom, private garden and access to a detached garage and a driveway.



### **Entrance Porch**

Entry through a front-facing UPVC door, with an internal door leading through to the lounge. The porch also features a central heated radiator.

### **Lounge**

Lounge area with a vaulted ceiling and an open archway leading to the kitchen. The space includes stairs to the first-floor accommodation, sliding patio doors opening to the rear, and a central heated radiator.

### **Kitchen**

A contemporary fitted kitchen featuring a selection of wall, drawer and base units, complemented by tiled walls and contrasting worktops incorporating the sink and drainer. There is space for a washing machine, dishwasher and fridge-freezer. The room also features a double-glazed front window and one central heated radiator.

### **Landing**

The landing benefits from a useful storage cupboard and a side-facing double-glazed window. The property's combi boiler is also located within this area.

### **Bedroom One**

Open aspect bedroom with the lounge area, having a front facing double glazed window and one central heated radiator.

### **Bathroom**

Fully fitted bathroom comprising a wash hand basin, low flush w/c and bath with mains shower over head. Having tiling to the walls, a side double glazed window and a central heated towel radiator.

### **Garage**

Detached garage featuring an up and over front door.

### **Outside**

The front of the property offers a lawned garden with established flowerbeds and surrounding shrubs and hedgerow.

To the rear, you'll find a fully enclosed garden featuring a block-paved patio, artificial lawn, and graveled flowerbeds with mature shrubs. There is also potential to extend the property into the rear garden leading from the lounge area, subject to the necessary planning permission.



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## **Thicket Drive, Maltby Rotherham**

- Semi-Detached One Bedroom Property
- Located On A Popular Street In Maltby
- Open Plan Living Spaces
- Lovely Kitchen
- Modern Bathroom

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

**£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY106383 - 0003

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