



**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.



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## Upperfield Close, Maltby Rotherham

- \*\*GUIDE PRICE £220,000 - £230,000\*\*
- No Onward Chain!!
- Three Bedroom Detached Home
- Two Reception Rooms
- Utility Area

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

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY106432 - 0005

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