



Stubbin Close, Rawmarsh Rotherham S62 7DQ

welcome to

Stubbin Close, Rawmarsh Rotherham

GUIDE PRICE £290,000-£300,000 - PICTURE PERFECT - This STUNNING four bedroom detached property is offered to market making the perfect purchase for the growing family. Boasting beautiful and spacious accommodation throughout with generous garden & ample off road parking...NOT TO BE MISSED!!!



Entrance Hall

The entrance hall provides access via a side facing door into the kitchen, dining room/lounge, the cloakroom & integral garage. The cloakroom is fitted with a side facing double glazed window being perfect for storage.

Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the microwave & fridge along with worktops housing the inset sink & drainer. There is also space & plumbing for a freestanding dishwasher & washing machine. Having a front facing double glazed window & a radiator.

Downstairs W.C.

Fitted with a hand wash basin & WC, a heated towel rail & a side facing double glazed window.

Dining Room

The dining room steps down into the lounge with a low brick wall topped with a decorative banister separating the two rooms. The stairs to the landing are also situated in the dining area along with a central heating radiator.

Lounge

The lounge provides a comfortable & cosy space with a feature fireplace & three radiators whilst allowing plenty of natural light from the double glazed bay window & patio doors which lead into the conservatory.

Conservatory

Flooded with natural light the conservatory opens out to the patio via the large double glazed patio doors offering a fantastic setting for entertaining or relaxing.

Landing

Providing access to all four bedrooms, the family bathroom & benefiting from a useful built in storage cupboard.

Bedroom One

A well proportioned master bedroom completed with fitted wardrobes offering generous storage space along with fitted vanity. Also having a front facing double glazed window, a radiator & spotlight to the ceiling maintaining a sleek feel.

En Suite

A generous sized en suite shower room featuring a corner jet shower, a built in vanity unit with integrated sink offering ample storage & a contemporary WC. Enhanced by bright ceiling spotlights & mirrored cupboard doors along with a heated towel radiator.

Bedroom Two

A second spacious double bedroom having a rear facing double glazed window overlooking the garden & a central heating radiator.

Bedroom Three

Making the perfect guest bedroom having a front facing double glazed window & central heating radiator.

Bedroom Four

Offering a versatile space which can be used as a fourth bedroom, dressing room, office space having a rear facing double glazed window & a radiator.

Bathroom

A light filled family bathroom complete with WC, a jacuzzi bath with a overhead power shower alongside a decorative fitted vanity with mirrored doors & integrated hand wash basin. Having a side facing double glazed window.

Outside

To the front the property benefits from a driveway & integral garage alongside a neatly maintained lawn bordered by a variety of flowers, plants & established trees.

To the rear is an equally maintained lawned garden again bordered by hedges, plants & shrubs with a beautiful patio ideal for relaxing. Also benefiting

from a versatile brick built outbuilding situated to the rear of the garden.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Stubbin Close, Rawmarsh Rotherham

- Four bedroom detached property
- Beautiful & spacious accommodation throughout
- Well placed to amenities, schools & transport links
- Stunning front & rear gardens
- Driveway & integral garage

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

guide price

£290,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117361 - 0005

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