



Rolling Dales Close, Maltby Rotherham S66 8EJ

welcome to

Rolling Dales Close, Maltby Rotherham

This unique extended property has been purposely adapted to offer separate living accommodation in the form of a ground floor annex, but if not now offers three double bedrooms, two reception rooms, utility, shower room & separate bathroom. Viewings are recommended to appreciate how much is on offer



Entrance Porch

Entry to the property through a front facing upvc door complemented by a front facing double glazed window.

Lounge

Lounge area with a double glazed front window and internal doors with access to the kitchen and staircase for the first floor accommodation. The lounge also features a fire surround being the focal point to the room.

Kitchen

Leading on from the lounge, the kitchen is fully fitted with a range of wall, drawer, and base units topped with contrasting work surfaces housing the sink and drainer. There is space for a cooker and fridge, while a side double-glazed window provides natural light. The room also benefits from a central heated radiator and an open doorway through to the dining area.

Dining Room

Leading from the kitchen the dining area features sliding patio doors to the side with access onto the rear garden area complimented by a side double glazed window. The dining area has the added benefit of one central heated radiator. If the extension was to be used as an annex this would form the lounge area of the annex.

Side Porch

Entry through a front facing upvc door leading onto an internal door with access to the dining area. This would form the separate access to the annex if used.

Utility

Utility room presented as an ideal wash space, fitted with wall and base units, coordinating worksurfaces and designated areas for a washing machine and fridge/freezer. The room enjoys natural light from a side double-glazed window and offers direct door access to the en-suite shower room. If used as the annex this would be the kitchen area.

Bedroom One

Ground floor bedroom with en-suite featuring a side double glazed window and one central heated radiator.

En-Suite

Ground floor en-suite shower room comprising a w/c and shower cubicle with electric shower. The shower room has the added benefit of a skylight which provides light into the room and benefits from one central heated radiator for added warmth and comfort.

Landing

Access to all first floor accommodation along with access to the loft through a loft hatch.

Bedroom Two

Front aspect master bedroom featuring two double glazed front windows providing plenty of light into the room along with two central heated radiators for extra warmth and comfort.

Bedroom Three

Rear facing third bedroom with storage cupboard, featuring a rear facing double glazed window and one central heated radiator.

Bathroom

Family bathroom with tiled walls comprising a wash hand basin, w/c and bath. Having a side double glazed window and a central heated towel radiator.

Outside

The front of the property benefits from a paved driveway leading down the side of the property perfect for off road parking. Further to this the front also features a lawned area garden.

On to the rear you will find a fully enclosed private low maintenance garden area with artificial lawn leading onto a paved area which leads to a decked seating area.



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welcome to

Rolling Dales Close, Maltby Rotherham

- Extended Semi-Detached Property
- Extension Initially Built As Annex For Elderly Relative
- Well-Maintained Throughout
- Two Reception Rooms
- Three Double Bedrooms

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

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106455 - 0002

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