



## Stubbin Close, Rawmarsh, Rotherham, S62 7DQ

- FOUR BEDROOM DETACHED PROPERTY
- POPULAR LOCATION
- MODERN DECOR THROUGHOUT
- FREEHOLD
- EPC RATING: D
- SECURE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- SPACIOUS LAYOUT
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: C

**Offers Over £250,000**

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Nestled in the charming village of Rawmarsh, Rotherham, this delightful detached house on Stubbin Close presents an exceptional opportunity for families seeking a spacious and stylish home. Built in 1990, this property boasts a generous living space, thoughtfully designed to cater to modern family life.

As you enter, you are greeted by a welcoming entrance hall that leads to a convenient downstairs W/C and a useful storage cupboard. The heart of the home is undoubtedly the expansive lounge, featuring a large bay window that bathes the room in natural light, creating a warm and inviting atmosphere. Adjacent to the lounge, the well-appointed kitchen/diner is perfect for family meals and entertaining, with French doors that open directly onto the beautifully maintained rear garden.



The first floor continues to impress with four well-proportioned bedrooms, including a spacious master bedroom complete with built-in wardrobes. The landing area is enhanced by two additional storage cupboards, providing ample space for your belongings, and leads to the family bathroom.

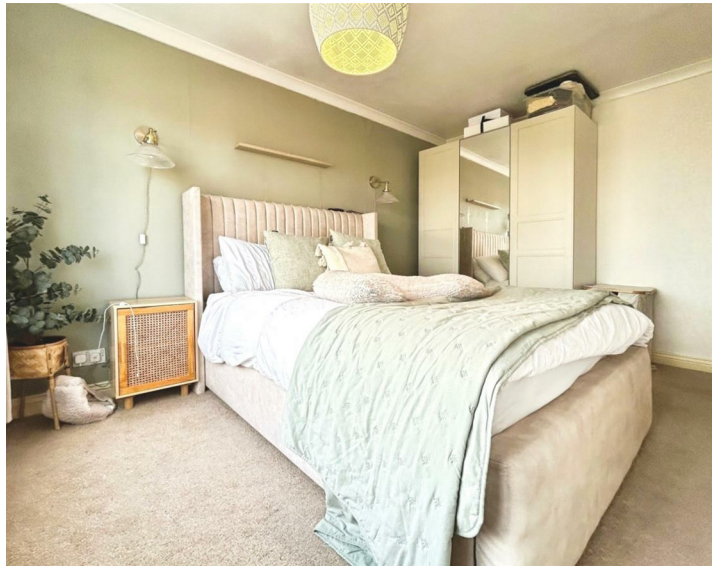
Outside, the property offers a driveway leading to a garage, ensuring off-road parking for several vehicles. The enclosed rear garden is a true gem, featuring a lush lawn and two patio seating areas, ideal for relaxation or entertaining during the warmer months.



Offered to the market this fantastic family home is situated close to local schools, parks, and shops, making it a highly desirable location. Don't miss the chance to make this lovely property your own.

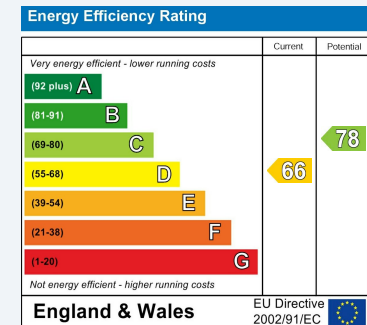


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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [dearnevalley@hunters.com](mailto:dearnevalley@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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