



**Plantation Close, Maltby Rotherham S66 8JR**

**welcome to**

**Plantation Close, Maltby Rotherham**

A well-presented three-bedroom semi-detached home offered with no onward chain. The property boasts two reception rooms, a utility, cloakroom, and a modern shower room. Externally, there is a driveway providing off-road parking and a private rear garden with open-aspect views over the field behind.



### **Entrance Hall**

Entry into the property through a front facing composite door complimented by a side double glazed window. This bright and welcoming hallway presents the staircase for the first floor accommodation and benefits from one central heated radiator.

### **Lounge**

Reception room with a front facing double glazed window along with rear facing patio doors opening onto the conservatory both providing plenty of light into the room. The lounge further benefits from one central heated radiator.

### **Kitchen**

Fully fitted kitchen comprising a range of wall, draw and base units with tiled splashbacks and contrasting work surfaces. Integrated appliances include an oven and gas hob with extractor whilst space is available for a washing machine and fridge. A rear facing double glazed window provides plenty of light into the room whilst one central heated radiator adds warmth. The kitchen also provides access to the cloakroom and pantry cupboard.

### **Cloakroom**

Conveniently offering a downstairs w/c and a side double glazed window.

### **Conservatory**

An ideal additional reception room, featuring both rear and side facing double-glazed windows, along with rear patio doors that open directly onto the garden. The conservatory further benefits from ceiling spotlights and two centrally heated radiators, allowing for comfortable year round use.

### **Utility**

Conveniently offering both power and lighting this utility further benefits from a rear double glazed window.

### **Landing**

Access to all living accommodation and loft through a loft hatch. The landing area also benefits from a front facing double glazed window.

### **Bedroom One**

The master bedroom features fitted wardrobes and a rear-facing double-glazed window, offering open-aspect views over the field behind. The room is also fitted with a central heated radiator.

### **Bedroom Two**

A rear-facing bedroom featuring two built-in wardrobes, a rear-facing double-glazed window, and a centrally heated radiator.

### **Bedroom Three**

The third bedroom features a useful storage cupboard, along with a front-facing double-glazed window and a central heated radiator.

### **Shower Room**

A modern shower room with PVC paneled walls, comprising a wash hand basin, WC, and a shower cubicle with electric shower. The room further benefits from a side-facing double-glazed window, a central heated radiator, and an extractor fan.

### **Outside**

The front of the property offers a driveway providing off-road parking. A gated side entrance gives convenient access to the rear garden.

Onto the rear you will find a private garden area with paved patio and well stocked flower beds.



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## Plantation Close, Maltby Rotherham

- No Onward Chain!!
- Located With A Quiet Cul-De-Sac
- Semi-Detached Property With Three Bedrooms
- Well-Presented Throughout
- Two Reception Rooms

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

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MBY106507 - 0003

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