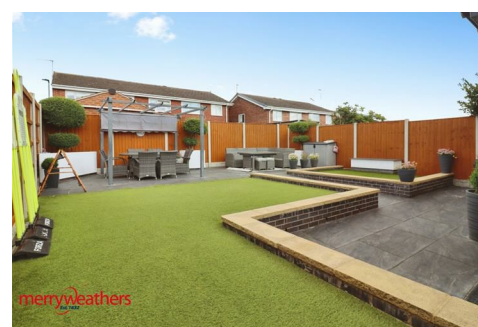




44 Rolling Dales Close, Maltby, Rotherham, S66 8EJ

Price Guide £280,000

GUIDE PRICE £270,000- £280,000

A stunning example of a recently remodelled and extended detached home where no expense has been spared to create a totally unique and individual property.

An internal inspection is absolutely essential to fully appreciate both the size and standard of accommodation on offer. The accommodation briefly comprises: reception Hall, Cloakroom, spacious Lounge, magnificent extended Dining Kitchen, three double Bedrooms and family Bathroom. To the rear is a landscaped garden ideal for entertaining and a double width drive to the front.

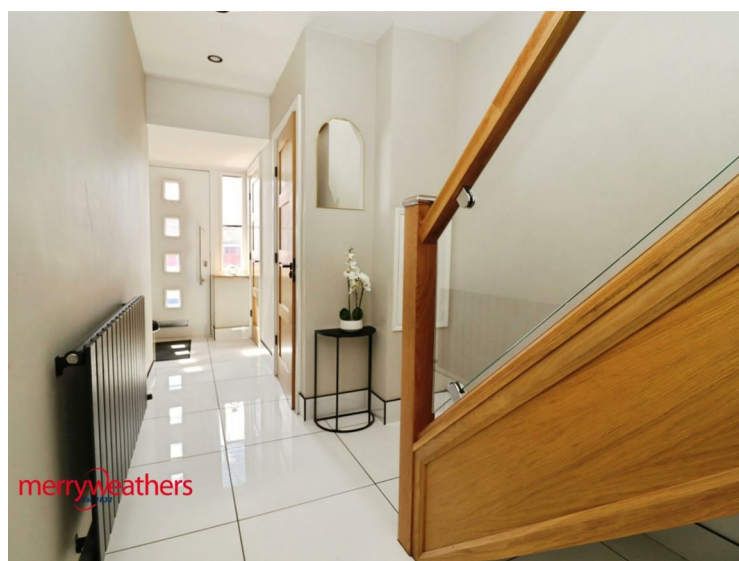
SUMMARY

A superbly appointed and extended three bedroom detached house where no expense has been spared to create a truly unique family home.

The present occupiers have undertaken an exhaustive course of remodelling and improvement which will only become fully apparent at the time of inspection including Oak doors, underfloor heating to the ground floor and a magnificent extended Kitchen Diner with an extensive range of fitted units and marble work surfaces and integrated appliances. A feature Oak staircase rises to the first floor Bedrooms and re-fitted Bathroom with contemporary 4 piece suite.

The enclosed rear garden has been landscaped to provide a pleasant environment with patio/seating areas and artificial grass. To the front of the house is a double width drive providing ample off-road parking.

RECEPTION HALL



With composite entrance door, radiator, cloaks cupboard and polished tiled floor. Under stairs storage recess

CLOAKROOM



With W.C. and vanity wash basin, radiator and polished tiled floor

LOUNGE 18'0" x 11'5" (5.5m x 3.5m)



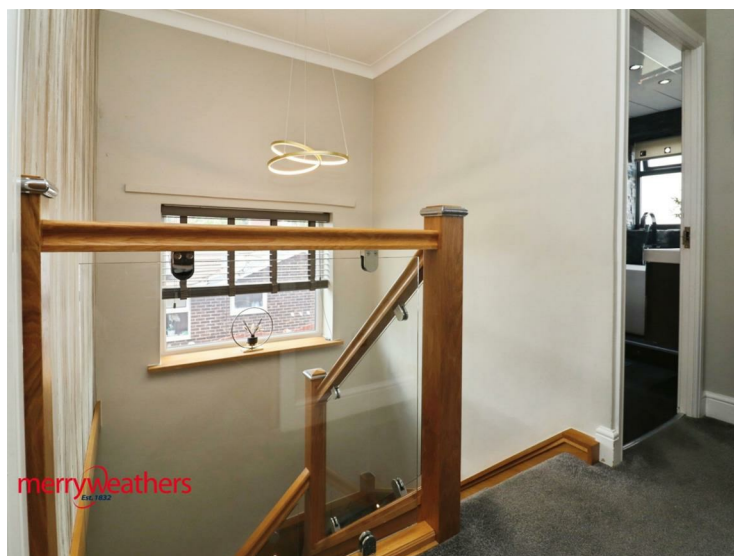
With front facing window and radiator. Feature Media wall with illuminated display recesses to both sides. Double doors open through to the Kitchen/Diner

OPEN PLAN EXTENDED KITCHEN/DINING ROOM 18'7" x 20'0" (5.67m x 6.1m)



With an extensive range of fitted base and wall units with marble work surfaces incorporating a peninsular work top with space and plumbing beneath and inset ceramic sink and monobloc tap. Integrated Induction hob with extractor hood and electric double oven. Two contemporary radiators and inset ceiling spotlighting. Double doors open directly into the rear garden with additional skylight windows to maximise natural light. Polished tiled floor.

LANDING



Approached by a dog leg staircase with Oak balustrade with lighting, side facing window

FRONT BEDROOM 14'3" x 9'6" (4.36m x 2.9m)



With fitted wardrobes running the length of one wall, radiator and window

REAR BEDROOM 10'0" x 9'6" (3.06m x 2.9m)



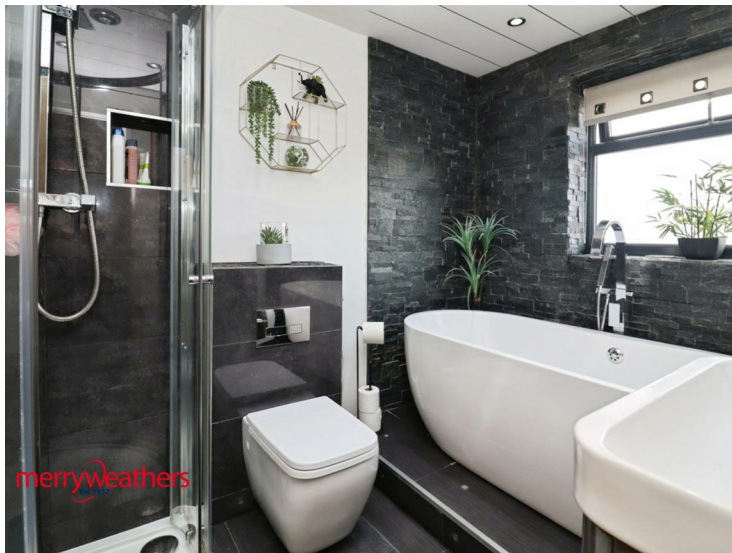
With built-in mirror fronted wardrobes to one wall, radiator and window

FRONT BEDROOM THREE 8'10" x 8'10" (2.7m x 2.7m)



With radiator and window

BATHROOM 9'2" x 6'4" (2.81m x 1.95m)



Having an oversize freestanding bath and shower attachment, close coupled W.C. vanity wash basin and corner shower cubicle. Contrasting Slate tiling, heated towel rail and ceiling downlighters.

OUTSIDE



To the front is a double width drive with lawn to one side. To the rear is an enclosed garden with tiled patio/seating areas and central path leading past the artificial grass lawns.

MATERIAL INFORMATION

Council Tax Band - C

Tenure - Freehold

Property Type - Detached house

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining .
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

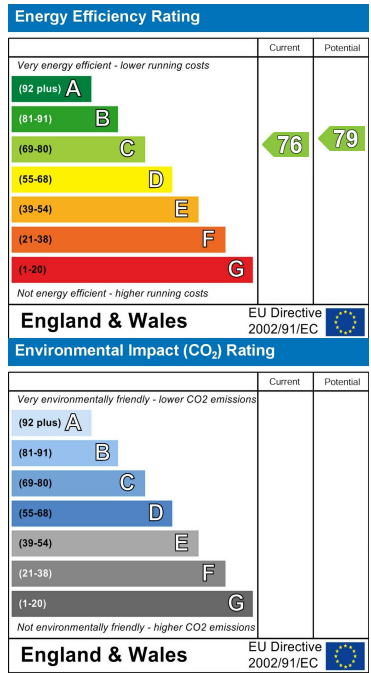
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

