

# Discovery Way, Maltby, Rotherham, S66

## SUPERB MODERN FAMILY HOME, SOUTH FACING GARDENS, EN SUITE TO MASTER, FITTED KITCHEN, DRIVE, GARAGE AND MUCH, MUCH MORE!

Upon this ever popular modern development and with south facing gardens to the rear a substantial four bedroomed en suite detached family home. Including central heating and double glazing, high standards throughout along with drive and garage this superb modern home certainly warrants consideration. With an array of local amenities within the village and short drive to the M18/M1 motorway network this detached home not only offers modern conveniences throughout but is also an ideal commuter base.

**Entrance Hall** With double glazed front door, laminate floor, stairs rising to the first floor and access door to the garage.

**Cloakroom/WC** With wc, wash basin and extractor fan.

**Dining Room** 4.32 x 2.62. (Maximum measurements to bay)  
With front square bay window and laminate floor.

**Lounge** 4.53 x 4.38. (Maximum measurements)  
With double glazed French doors set to the rear bay along with focal fire surround with marble inlay, hearth and open flame gas fire.

**Breakfast Kitchen** 4.67 x 2.61. With a range of lightwood finished units with work surfaces. One and a half bowl sink with mixer tap, breakfast bar, pelmet lighting, rear aspect window and tiling to the sink and work surface area. Integrated appliances include fridge freezer, dishwasher, five ring gas hob with extractor and electric double oven.

**First Floor Landing** With loft access.

**Bedroom One** 3.70 x 3.57. (Minimum measurements to wardrobes)  
With front aspect and fitted wardrobes.

**En Suite Shower Room** 1.68 x 1.54. With wc and wash basin with vanity in white, shower enclosure with shower, fully tiled floor and majority to walls.

**Bedroom Two** 3.39 x 2.88. (Minimum measurements to wardrobes)  
With rear aspect and fitted wardrobes.

**Bedroom Three** 3.48 x 2.47. With front aspect.

**Bedroom Four** 3.58 x 2.19. (Minimum measurements)  
With rear aspect.

**Bathroom** 2.64 x 1.50. With suite comprising wc, wash basin and bath with mixer shower. Tiled to dado height.

**Outside** To the front of the property is a 'side by side' drive providing off road parking and access to the garage along with garden area and conifers. To the rear are attractive fenced and walled lawned gardens with decking area and outside tap. The rear gardens have a sunny southerly aspect.

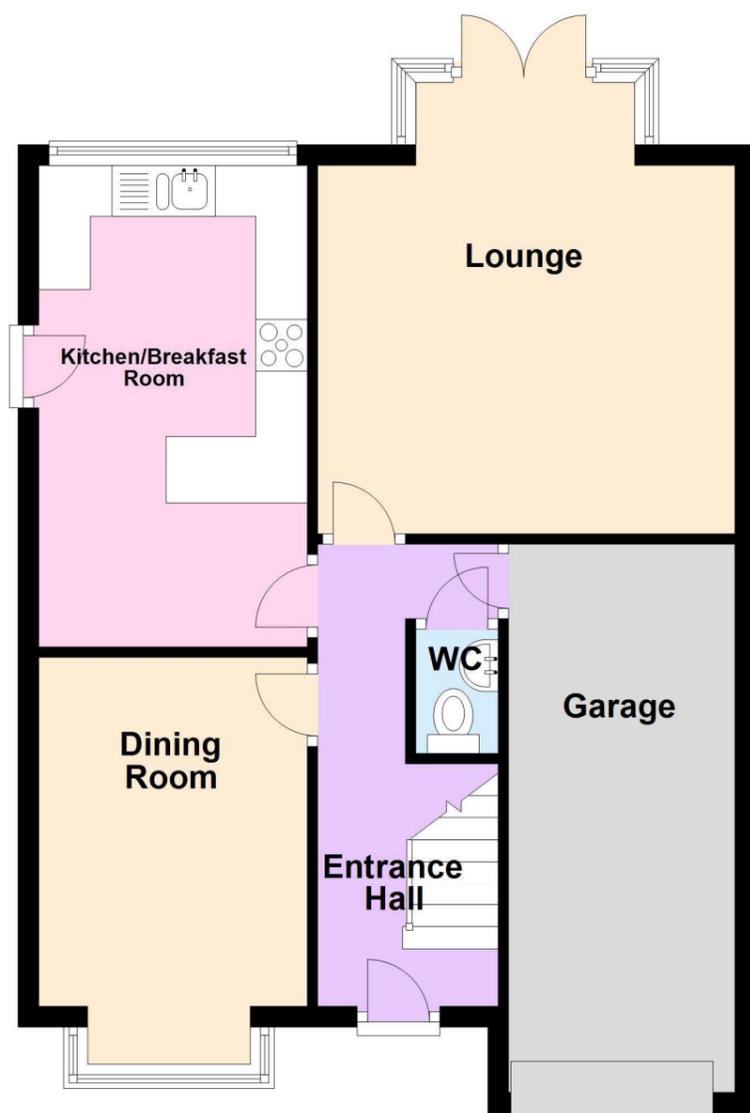


- Detached family home
- Four bedrooms with master en suite
- Central heating and double glazing
- South facing rear gardens
- Driveway and integral garage
- Fitted kitchen
- Close to M18/M1
- Ideal commuter base

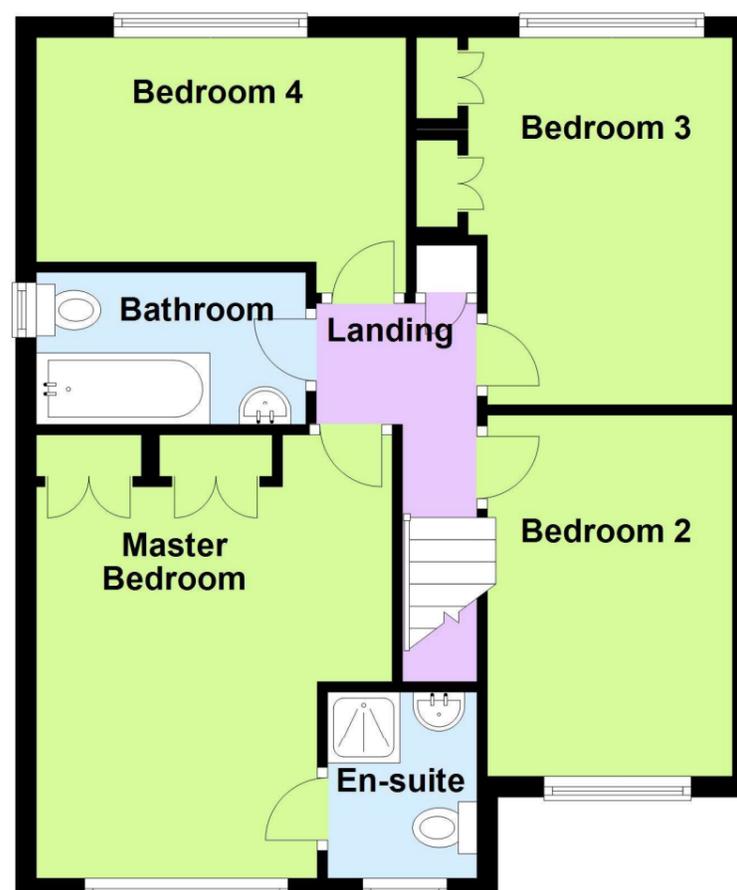
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor



This plan is used for illustration purposes only  
Plan produced using PlanUp.