



# Conrad Drive, Maltby, Rotherham, S66

## JUST WHAT YOU'VE BEEN SEARCHING FOR! AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME!

Do not delay viewing this beautifully appointed four bedroom detached family home that is located on a sought after modern development. The home is ideally located to access a range of amenities in Maltby along with being perfect for the commuter as the M18/M1 motorway network is a short drive away. The well presented accommodation briefly comprises an entrance hallway, ground floor WC, open plan family dining kitchen and a lounge. To the first floor is a landing, Master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Outside, ample off road parking is provided by a driveway and integral garage. To the rear is an attractive enclosed garden. Call Lincoln Ralph today to avoid disappointment!

**Entrance Hall** Front facing double glazed entrance door, wood effect laminate flooring and a radiator. Stairs rise to the first floor and doors open to the WC, garage, lounge and kitchen.

**Lounge** 4.37 x 4.30. A well presented room with a coal effect gas burner set beneath a wood mantle to a slate hearth. Having wood effect laminate flooring, two radiator and a rear facing UPVC double glazed bay window with UPVC double glazed French doors.

**Open Plan Family Dining Kitchen** 8.12 x 2.62. A beautifully presented and spacious room that is fitted with a range of handle less wall mounted and base level units in a high gloss cream finish complimented by mood lighting and having wood block work surfaces incorporating a ceramic sink with mixer tap. There is an integrated five ring gas hob with extractor hood over, integrated double electric oven, built in dishwasher and fridge. Having downlights to the ceiling, wood effect laminate flooring, radiator and a designer radiator. In addition there are front and rear facing UPVC double glazed windows and a side facing double glazed entrance door.

**Ground Floor WC** Fitted with a white suite comprising a low flush WC and a vanity wash hand basin. There is tiling to splashback and to the floor along with a radiator.

**Landing** Having loft access and a radiator. Doors open to the bedrooms and bathroom.

**Master Bedroom** 3.47 x 2.59. Front facing UPVC double glazed window, built in mirror fronted wardrobes and a radiator. A door opens to the en-suite.

**En-Suite Shower Room** Fitted with a white suite comprising a shower cubicle with overhead drencher, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, heated towel rail and a front facing UPVC double glazed window.

**Bedroom 2** 3.37 x 2.88. Having a built in mirror fronted wardrobe, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.47 x 2.59. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bedroom 4** 3.59 x 2.17. Rear facing UPVC double glazed window and a radiator.

**Family Bathroom** 2.62 x 1.47. Fitted with an attractive white suite comprising a panelled bath with shower screen and shower over with overhead drencher, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling and a side facing UPVC double glazed window.

**Outside** To the front is a lawned garden and a driveway that provides ample off road parking and in turn leads to the integral garage. At the rear is a beautifully appointed garden that is mainly laid to lawn with shrub borders and a flagged seating area covered by a pergola. In addition there is external lighting and an outside tap.

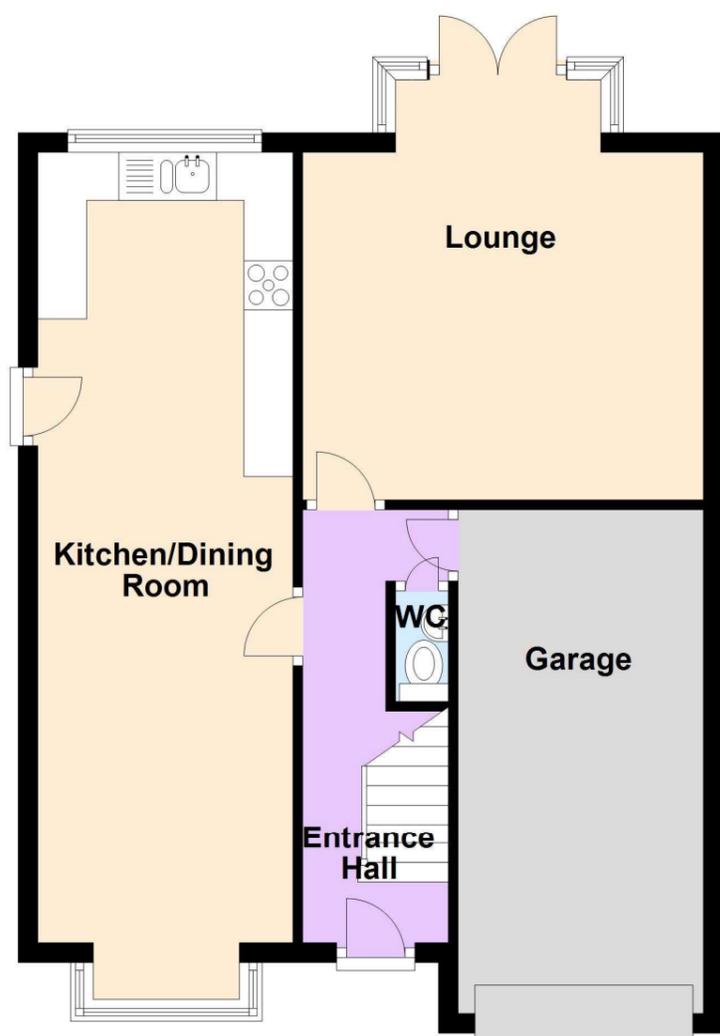


- Four bedroom detached
- Beautifully presented
- Spacious open plan family kitchen
- Master bedroom with en-suite
- Popular location
- Well placed for local amenities
- Attractive rear garden
- Viewing is highly recommended!

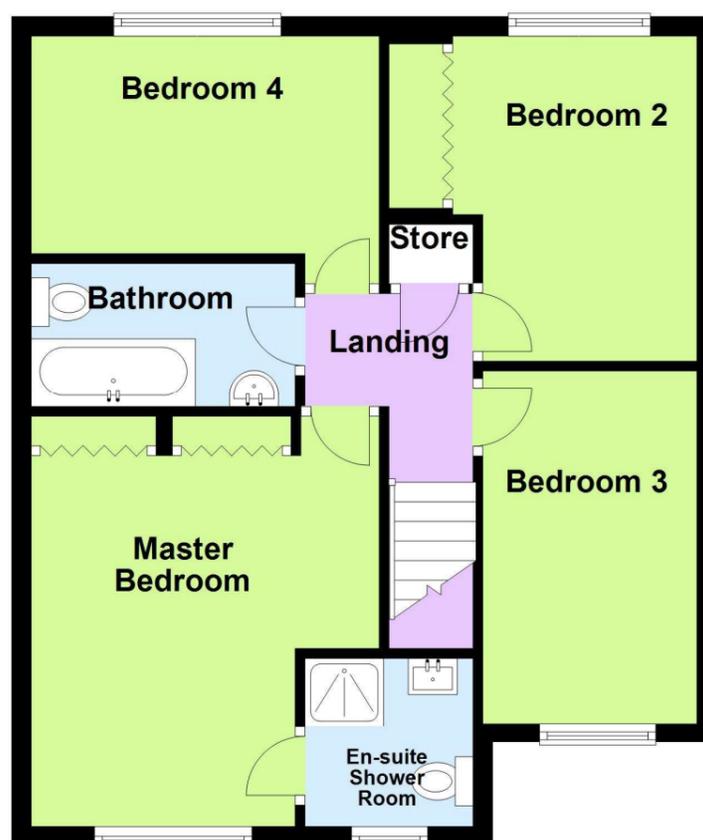
### Disclaimer

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



Total area: approx. 112.0 sq. metres (1205.9 sq. feet)

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