



# Colliery Court, Maltby, Rotherham, South Yorkshire, S66

## BEAUTIFULLY APPOINTED, MODERN THREE BEDROOM DETACHED HOME, GENEROUSLY PROPORTIONED! CUL DE SAC POSITION! CONVENIENT LOCATION! AN ABSOLUTE MUST SEE HOME!

Take a look at this beautifully appointed and generously proportioned, three bedroom detached, family home. The property is nestled within a cul de sac and affords great access to a range of local amenities in Maltby along with being just a short drive from the M18/M1 motorway network. The well presented accommodation briefly comprises a lounge, kitchen/diner, utility room and a ground floor WC. To the first floor is a landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, there are gardens to the front and rear along with off road parking being provided by a driveway and garage. An absolute must see home! Call Lincoln Ralph today to avoid disappointment!

**Lounge** 4.42 x 3.36. (The latter measurement is taken to the stairs and increases to 4.30) A beautifully appointed room with a front facing UPVC double glazed bay window, front facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and the room is open plan to the kitchen.

**Kitchen Diner** 3.91 x 3.39. Fitted with a range of wall mounted and base level units in a white, high gloss finish with concealed lighting and work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over along with space for a fridge freezer. Having downlights to the ceiling, rear facing UPVC double glazed window, rear facing double glazed entrance door and a radiator. A door opens to the utility room.

**Utility Room** 2.04 x 0.83. Having a rear facing UPVC double glazed window and a work surface along with plumbing for a washing machine. Doors open to the WC and the garage.

**WC** 1.68 x 0.84. Fitted with a white low flush WC and a wash hand basin with tiling to splashback height and a radiator.

**Landing** Having lift access and doors to the bedrooms and bathroom.

**Master Bedroom** 4.92 x 3.28. A spacious bedroom with a front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.87 x 1.25. Fitted with a white suite comprising a shower enclosure, wash hand basin and a low flush WC. Having tiling to splashback height, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

**Bedroom 2** 4.32 x 4.44. (Maximum measurements with the first measurement reducing to 3.22) Front facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.87 x 2.13. Rear facing UPVC double glazed window and a radiator.

**Family Bathroom** 2.50 x 2.25. Fitted with a white suite comprising a shower enclosure, panelled bath, low flush WC and a low flush WC. Having tiling to splashback height, downlights to the ceiling, shaver point, storage cupboard, rear facing UPVC double glazed window and a radiator.

**Outside** To the front is a small lawned garden with flagged pathway. To the rear is a generous, enclosed garden that is mainly laid to lawn with pebbled borders and a flagged patio.

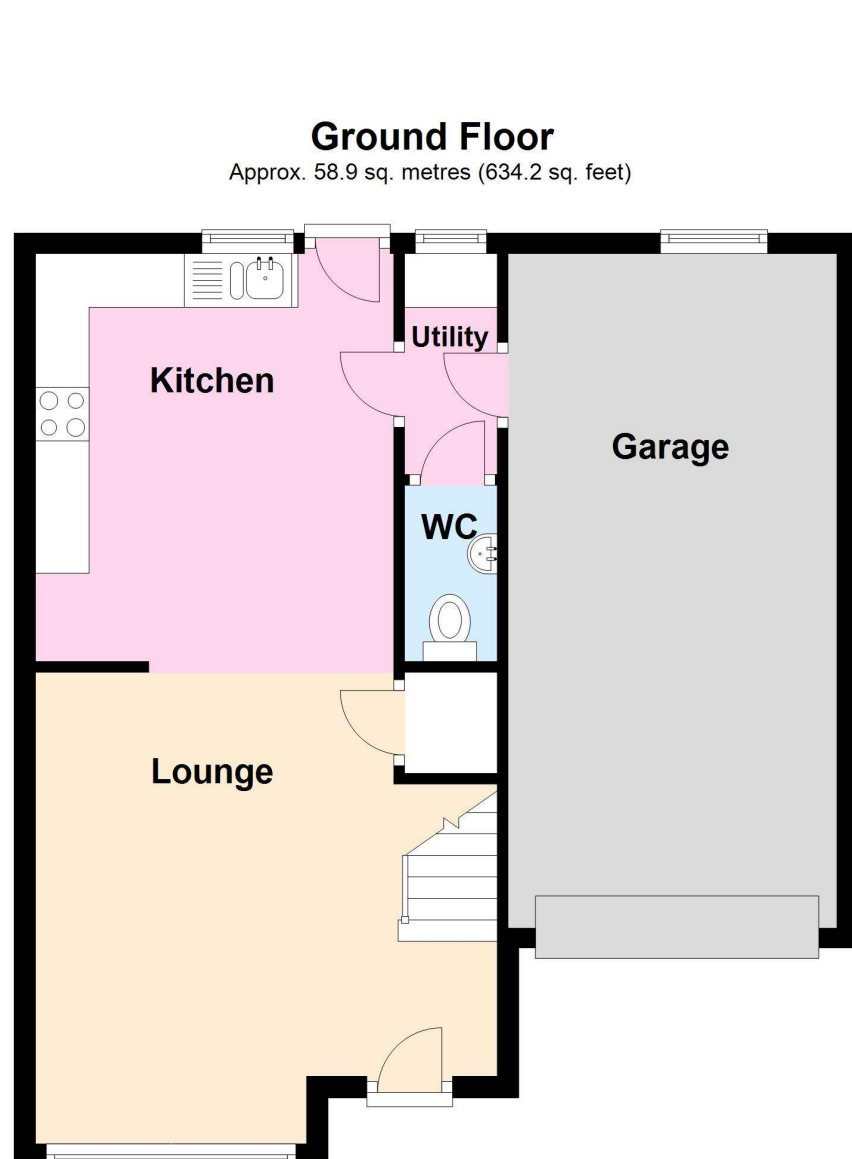
**Garage** 6.28 x 3.07. Up and over door, power and lighting. Rear facing UPVC double glazed window and a wall mounted central heating boiler.



- Three bedroom detached
- Cul de sac position
- Convenient location
- Driveway & garage
- Beautifully appointed
- Master bedroom with en-suite shower room
- Short drive to M18/M1
- Viewing an absolute must!

### 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.



Total area: approx. 116.1 sq. metres (1249.4 sq. feet)

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