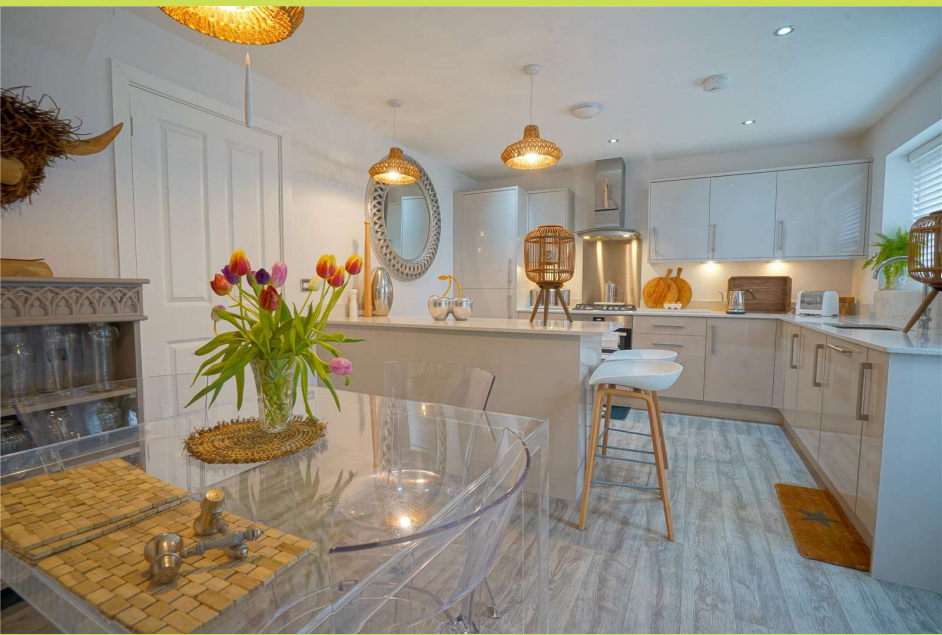


Freehold

Guide Price: £280,000-£290,000

Waterstone Close, Maltby, Rotherham,
South Yorkshire, S66



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EXCEPTIONAL STANDARDS THROUGHOUT! CUL DE SAC POSITION! DRIVEWAY & GARAGE! LANDSCAPED GARDENS AND MUCH MORE! VIEWING IS A MUST!

A modern, four bedroom detached family home that offers stunning, show home standards throughout. The dwelling enjoys a position within a cull de sac and is perfectly placed to access a range of amenities in Maltby along with the M18/M1 motorway network. The accommodation briefly comprises a well presented lounge, beautiful fitted breakfast kitchen, utility room and a WC. To the first floor is a landing, master bedroom with end-suite shower room, three further bedrooms and a family bathroom. Outside, there are landscaped gardens to the front and rear. Off road parking is provided by a driveway and integral garage! Viewing is a must! Call Lincoln Ralph today to avoid disappointment!

Lounge 4.79 x 4.79. (Maximum measurements, the latter reduces to 3.78) A beautifully appointed room with a front facing UPVC double glazed window, composite entrance door and a radiator. Having a useful under stairs storage cupboard along with stairs rising to the first floor landing. A door opens to the kitchen.

Kitchen Breakfast Room 4.80 x 3.60. Forming the hub of the family home is this attractively presented kitchen that is fitted with a range of wall mounted and base level units in a high gloss finish with marble work surfaces incorporating a sunken sink unit with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in fridge freezer and an integrated dishwasher. Having downlights to the ceiling, breakfast bar with marble work surface, rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator. A door opens to the utility room.

Utility Room 1.71 x 1.62. Fitted with a range of base level units and a work surface, plumbing for a washing machine and a rear facing UPVC double glazed window. Doors open to the garage and the WC.

WC 1.69 x 1.55. Fitted with a white suite comprising a low flush WC and a wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Landing Storage cupboard. Doors open to the bedrooms and bathroom.

Master Bedroom 3.93 x 2.99. (The first measurement increases to 4.51 and the latter increases to 3.72) Front facing UPVC double glazed window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.95 x 1.93. Fitted with a white suite comprising a shower enclosure, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling, shaver point, front facing UPVC double glazed window and a radiator.

Bedroom 2 4.91 x 3.26. Front facing UPVC double glazed window and a radiator.

Bedroom 3 3.53 x 3.02. (The latter measurement reduces to 2.18) Rear facing UPVC double glazed window and a radiator.

Bedroom 4 3.91 x 2.39. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.16 x 2.05. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, downlights to the ceiling, shaver point, rear facing UPVC double glazed window and a radiator.

Outside Off road parking is provided by a Tarmac driveway that leads to an integral garage. The front garden is laid to lawn and has a flagged pathway with gated access to the rear. At the rear is a landscaped garden with flagstones combining with lawned areas and a pergola to form a pleasant, low maintenance garden.

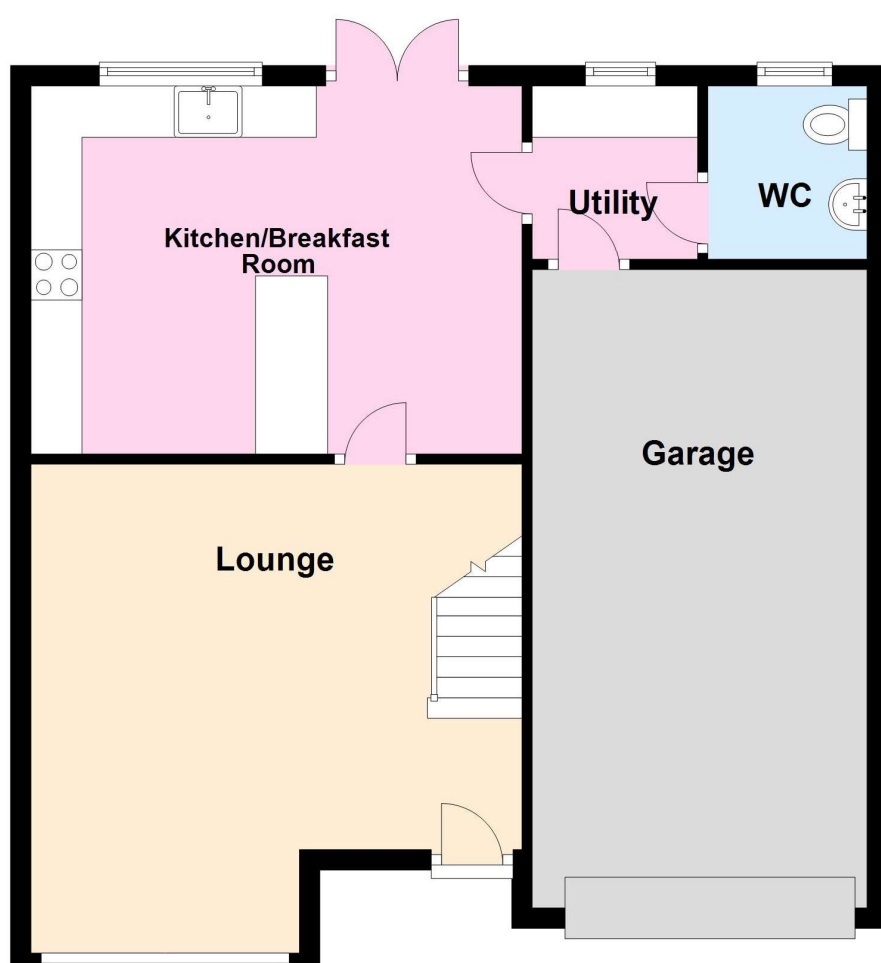


- Four bedroom detached
- Cul de sac position
- Show home standards throughout
- Convenient location
- Master bedroom with en-suite
- Utility room
- Ground floor WC
- Viewing is a must!

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.

Ground Floor



First Floor

