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# Braithwell Road

Maltby, Rotherham, S66

3 Bed Detached House

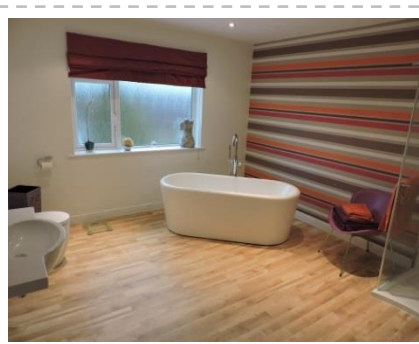
# FOR SALE

Offers Around

£285,000



	3
	3
	REAR GARDEN
	OFF ROAD PARKING
<b>EPC</b>	<b>C</b>



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Offered to the market is this prestigious family home, offering spacious living with a modern kitchen, huge bathroom and three well-proportioned bedrooms. Located opposite Maltby College in the sought after Village of Maltby which has good amenities, the property provides an ideal base for those commuting on a regular basis. The property boasts off street parking for a number of vehicles plus benefits from a large attached garage and has mature front and rear gardens.

- Spacious 4 Bedroom Bungalow
- Popular Location
- Driveway and Garage
- Mature Gardens
- Large Conservatory
- Viewing Advised

## Property Description

### Entrance Hallway

This well presented entrance hallway with walnut effect laminate flooring provides access to the lounge, dining room, downstairs WC and stairs rising to the first floor. There is a central heating radiator and double glazed window to the side allowing for natural light.

### Lounge 4.44m x 7.21m (14' 6" x 23' 7")

This spacious lounge boasts a large bay window overlooking the front gardens and driveway plus two further double glazed windows giving the room good levels of natural light. The room is well presented and features electric fire set within an ornate surround with marble inset and hearth. The room has matching wall and ceiling lighting and two central heating radiators plus a useful storage cupboard.

### Dining Room 3.32m x 3.45m (10' 10" x 11' 4")

This second reception room features patio doors which give access to the rear garden and patio area, modern central heating radiator and door leading through to the kitchen.

### Kitchen 4.16m x 3.58m (13' 7" x 11' 8")

This modern kitchen is fitted with a matching range of wall and base units with complimentary glass display cabinet and drawers, featuring under cupboard lighting. There is an expanse of roll edge black granite worktop space over. There is a circular sink unit with swan neck tap and integrated appliances comprise of Electrolux dishwasher, fridge, freezer, oven, grill and hob with extractor canopy over. There is complimentary granite splash back to the walls, tiling to the floor, a double glazed window and door giving access to the conservatory.

### Conservatory

This great addition to the property features laminate flooring, inset lighting and provides access to the rear garden.

### Cloakroom/WC

Fitted with a two piece suite incorporating a low flush WC and wash hand basin.

### Landing

A beautifully presented and large space complemented with Laura Ashley wallpaper. The landing provides access to all three bedrooms, the family bathroom and an additional WC.



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### Master Bedroom 4.12m x 3.91m (13' 6" x 12' 10")

This front facing master bedroom features a double glazed bay window and fitted wardrobes to one whole wall, there are matching fitted drawer units and the room is tastefully presented.

### Bedroom 3.34m x 3.16m (10' 11" x 10' 4")

A further front facing bedroom which is again beautifully presented featuring Laura Ashley wallpaper and boasts further fitted wardrobes and drawers plus a double glazed window and central heating radiator.

### Bedroom 3.04m x 3.76m (9' 11" x 12' 4")

A spacious and well-presented bedroom overlooking the rear garden and patio area, featuring a double glazed window and central heating radiator.

### Family Bathroom

The hidden jewel of this property is this luxurious and spacious family bathroom. Fitted with a modern four piece white suite including a floating sink unit, low flush WC, separate shower cubicle with modern feature shower and roll edge free standing bath with chrome swan-neck feature tap. There are down lighters to the ceiling, cushion flooring and a double glazed window with obscure glass.

### WC

Fitted with a two piece suite incorporating a low flush WC and wash hand basin.

### Outside

To the front of the property is a lengthy driveway which leads to the garage. There is also a lawn area with shrub and flower border. The rear of the property is mainly laid to lawn with patio area. The garden is enclosed by fence and tree surround and provides a vast space for the garden enthusiast.

Only by an internal inspection can the property be fully appreciated.



### Important Notice

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**\*\*SPACIOUS FAMILY HOME\*\***

This wonderful 3 bed semi detached property is situated in a popular residential estate within a short drive of M1 J36 Motorway. The property boasts a huge 18 foot Kitchen/Dining room, gorgeous Lounge with feature gas fire, good sized bedrooms, and modern 3 piece bathroom suite. Outside there is off road parking for a number of vehicles, a detached garage and landscaped gardens.

- Three bedroom Semi
- HUGE Kitchen/Dining Room
- Off Road Parking
- Detached Garage
- Three Piece bathroom Suite
- Lounge

**Property Description**

**Entrance Hall**

The entrance hall provides access to the lounge, kitchen/diner and under stairs storage cupboard. There also stairs rising to the first floor landing.

**Lounge** 4.78m x 3.518m (15'8" x 11'6")

With feature square bay window overlooking the front elevation and gas fire with back boiler. The room is tastefully decorated and benefits from coving to the ceiling.

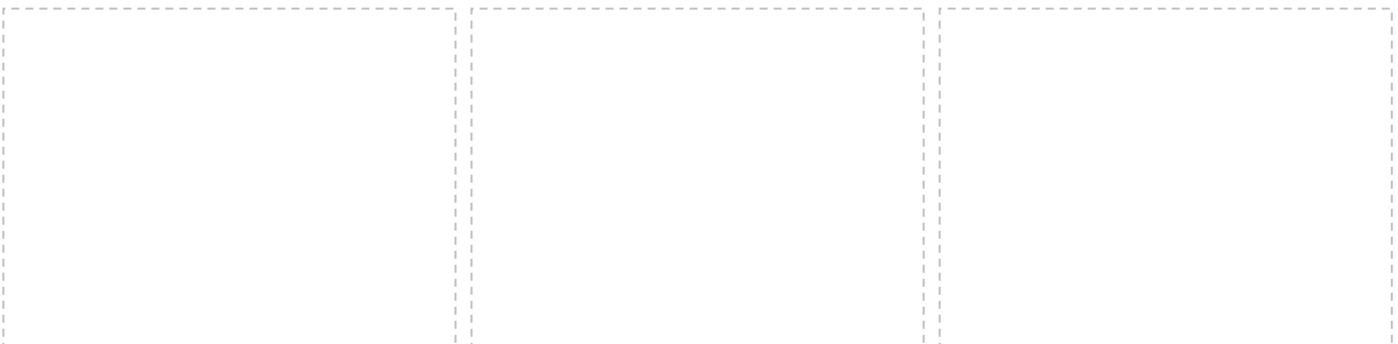
**Kitchen / Diner** 3.88m x 2.25m (12'8" x 18'2")

This spacious kitchen/diner boasts three double glazed windows overlooking the rear aspect and a double glazed door giving access to the rear garden and driveway. The kitchen is fitted with a range of matching base and wall units with an expanse of worktop space over incorporating a stainless steel single drainer sink unit with mixer tap over. Integrated appliances comprise of Indesit Oven, Indesit Glass Plate hob and dishwasher. There is complementary splash back tiling to the walls, tiling to the floor and additional breakfast bar area.

The dining area provides a perfect setting for family meals and entertaining guests boasting space for a large dining table.

**Landing**

Providing access to all three bedrooms and the family bathroom.



**Bedroom One** 3.82m x 3.18m (12'6" x 10'5")

This spacious rear facing bedroom is again tastefully decorated and features coving to the ceiling, double glazed window, television point and plenty of storage space.

**Bedroom Two** 3.53m x 3.195m (11'6" x 10'5")

Boasting two double glazed windows overlooking the front elevation and allowing for good levels of natural light. The room again is tastefully decorated and features coving to the ceiling and a storage cupboard.

**Bedroom Three** (2.537m x 2.83m (8'3" x 6'10"))

Featuring a double glazed window overlooking the side elevation and a storage cupboard.

**Family Bathroom** 2.48m x 2.099m (8'1"x6'10")

Fitted with a three piece suite incorporating a low flush WC, pedestal wash hand basin and panel bath with electric shower over. There is majority tiling to the walls, lino to the floor, chrome towel radiator and a double glazed window with obscure glass overlooking the rear elevation.

**Outside**

The rear landscaped garden is set over three levels and has been flagged and block paved to provide various patio areas ideal for barbequing and entertaining.

To the side there is a large detached garage with power and off road parking via driveway for more than one vehicle. The driveway benefits from metal gates.

To the front of the property is a small grassed garden area.

