



5 Discovery Way, Maltby, Rotherham, S66 8SF

Price £265,000

A superbly presented and extended THREE BEDROOM DETACHED FAMILY HOME EXTENDED TO THE REAR offering stylish and versatile accommodation.

The accommodation, which benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, EXTENDED AND KITCHEN/DINER, briefly comprises: Front Entrance Hall, Lounge, Cloakroom, side Entrance Hall opening into the Kitchen/Diner with integrated appliances, whilst to the first floor are three Bedrooms (with En-Suite to the Master) and family Bathroom.

Outside there is ample parking for several vehicles with a driveway leading to the DETACHED BRICK GARAGE.

The enclosed low-maintenance rear garden features a large paved patio/entertaining area with lawn beyond.

FRONT ENTRANCE HALL

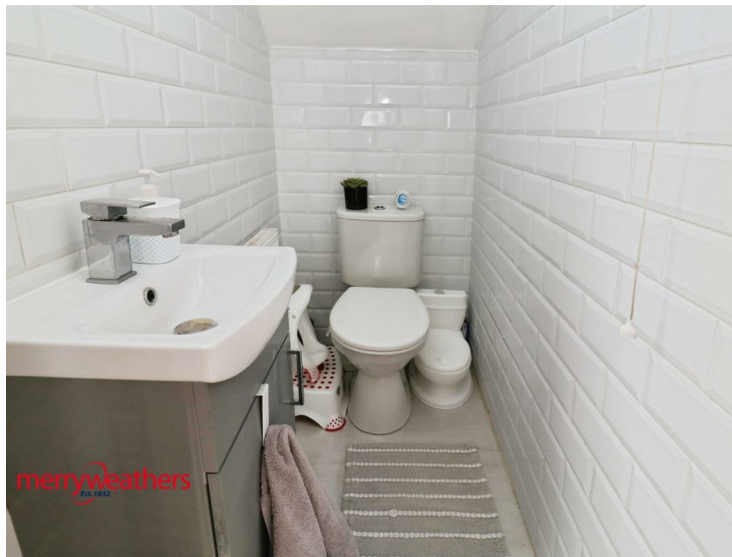
With composite door and glazed side panels

LOUNGE 14'1" x 12'1" (4.3 x 3.7)



With front facing window and radiator beneath, polished tiled floor

CLOAKROOM



With W.C. and vanity wash basin, radiator and tiled walls

EXTENDED KITCHEN/DINER 18'0" x 24'11" (5.5 x 7.6)



Extended to form an ideal entertaining room having an extensive range of fitted base and wall cupboards with contrasting work surfaces incorporating an inset sink with monobloc tap set beneath the rear facing window with double doors to one side. Integrated electric hob with high level extractor and electric oven and microwave to one side. Built in fridge/freezer and plumbing for washing machine. Useful storage Pantry. Radiator and polished tiled floor. Two skylight window in the extension add natural light to the room.

LANDING

With cupboard

MASTER BEDROOM 10'5" x 8'10" (3.2 x 2.7)



With rear facing window, radiator and built-in wardrobes to one wall

EN-SUITE



With glass shower enclosure and opaque glazed window

BEDROOM TWO 12'5" x 6'6" (3.8 x 2)



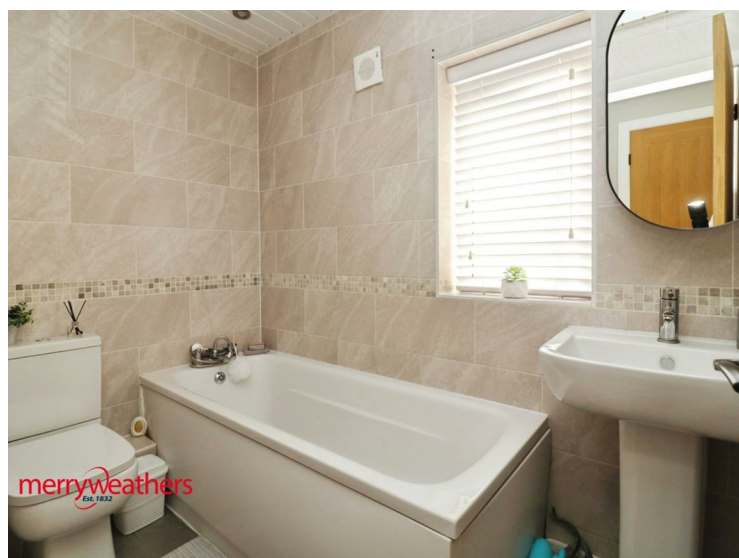
With front facing window and radiator

BEDROOM THREE 6'6" x 5'10" (2 x 1.8)



With radiator, front facing window and built-in cupboard

BATHROOM



Comprising a panelled bath with mixer tap shower, pedestal wash basin and W.C. Tiling to the walls, radiator and opaque glazed window

OUTSIDE



To the front is a tarmac hardstanding providing ample parking for several vehicles. A driveway continues past the side of the house to the brick Garage (5.7m x 2.7m) The rear garden is enclosed with a sheltered paved seating/patio area beyond which is a grass lawn.

MATERIAL INFORMATION

Council Tax Band - C
Tenure - Freehold
Property Type - Detached house
Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive & Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

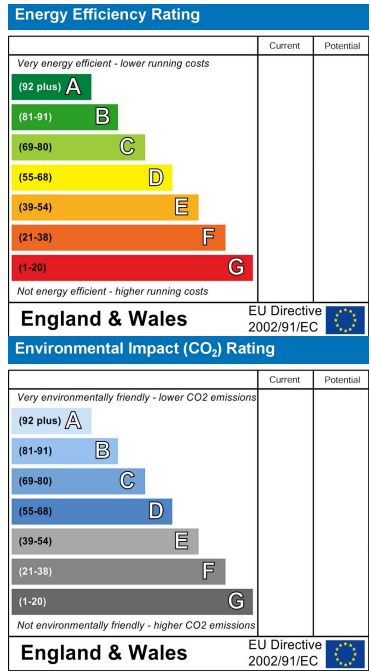
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

