



£165,000 Offers Over

Frobisher Grove, Maltby, Rotherham

Terraced House | 4 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Four Bedroom Extended Family Home
- Would Suit Multi-Generational Living or Dependent Children
- Beautifully Appointed Throughout
- Spacious Lounge/ Diner
- Beautiful Conservatory
- Modern Kitchen & Bathroom
- Large Master Bedroom Adopting the Original Garage
- Beautiful Cul-De-Sac Position
- Ample Off Road Parking
- SIMPLY MUST BE VIEWED!

Property Description

AN EXTENDED FAMILY HOME, BEAUTIFULLY PRESENTED YOU'LL SEE...IDEAL FOR MULTI GENERATIONAL LIVING OR A GROWING FAMILY...!

Uflit are delighted to welcome to the market this EXTENDED four bedroom property commanding a fabulous cul-de-sac position, beautifully appointed throughout.

Main Particulars

AN EXTENDED FAMILY HOME, BEAUTIFULLY PRESENTED YOU'LL SEE...IDEAL FOR MULTI GENERATIONAL LIVING OR A GROWING FAMILY...!

Uflit are delighted to welcome to the market this EXTENDED four bedroom property commanding a fabulous cul-de-sac position, beautifully appointed throughout. The property boasts a modern kitchen, spacious lounge with patio doors opening to the conservatory which in turn has French doors opening onto the rear garden. Adopting the original garage is a large double bedroom ideal for a relative or dependent child. To the first floor three further ample sized bedrooms and a beautiful family bathroom. The property commands a fabulous position with a driveway providing ample off-road parking. The rear landscaped garden has a stunning Indian stone patio area with low maintenance Astro turf gardens all privately enclosed, creating a fabulous entertaining area for the growing family. Located in a quiet and popular area of Maltby close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: Rotherham A

Tenure: Freehold

Entrance Cloak Room

A delicate canopy invites you through a glazed composite door to a cosy cloakroom/ hallway, laminate flooring seamlessly flows through leading to carpeted stairs and the first floor accommodation with two large storage cupboards utilising space. Two radiators add warmth, doors give access to the lounge, large master bedroom and a delicate arch leads to the kitchen area.

Lounge w: 3.6m x l: 4.7m (w: 11' 10" x l: 15' 5")

A spacious living area with a focal feature inset fire with decorative surround and marble façade. Large Patio doors open into the conservatory, two radiators add warmth and carpeted flooring flows throughout.

Conservatory w: 2.9m x l: 2.7m (w: 9' 6" x l: 8' 10")

A fabulous further reception room with laminate flooring, electric heater and French doors opening onto the garden.

Kitchen w: 1.7m x l: 3.1m (w: 5' 7" x l: 10' 2")

A modern kitchen featuring a range of wall and base units with complimentary work surface areas, a counter top composite sink and tiled back panels. Appliances to include a built-in electric oven, five burner gas hob with a stunning bespoke glass back panel and extractor fan. Plumbing for further utilities, a front facing upvc window

allows light whilst spot lighting creates the mood and laminate flooring.

Master bedroom w: 2.4m x l: 5.3m (w: 7' 10" x l: 17' 5")

A large double bedroom with a continuation of the laminate flooring, radiator and side and front facing upvc windows.

Landing

A carpeted landing with doors giving access to three bedrooms and the family bathroom.

Bedroom 2 w: 3.6m x l: 2.9m (w: 11' 10" x l: 9' 6")

A spacious bedroom with a range of mirrored fitted wardrobes, a further built in over stairs storage cupboard, carpeted flooring, radiator and a front facing upvc window.

Bedroom 3 w: 3m x l: 3.1m (w: 9' 10" x l: 10' 2")

A further double bedroom with a built-in wardrobe, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 4 w: 2.3m x l: 2.2m (w: 7' 7" x l: 7' 3")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

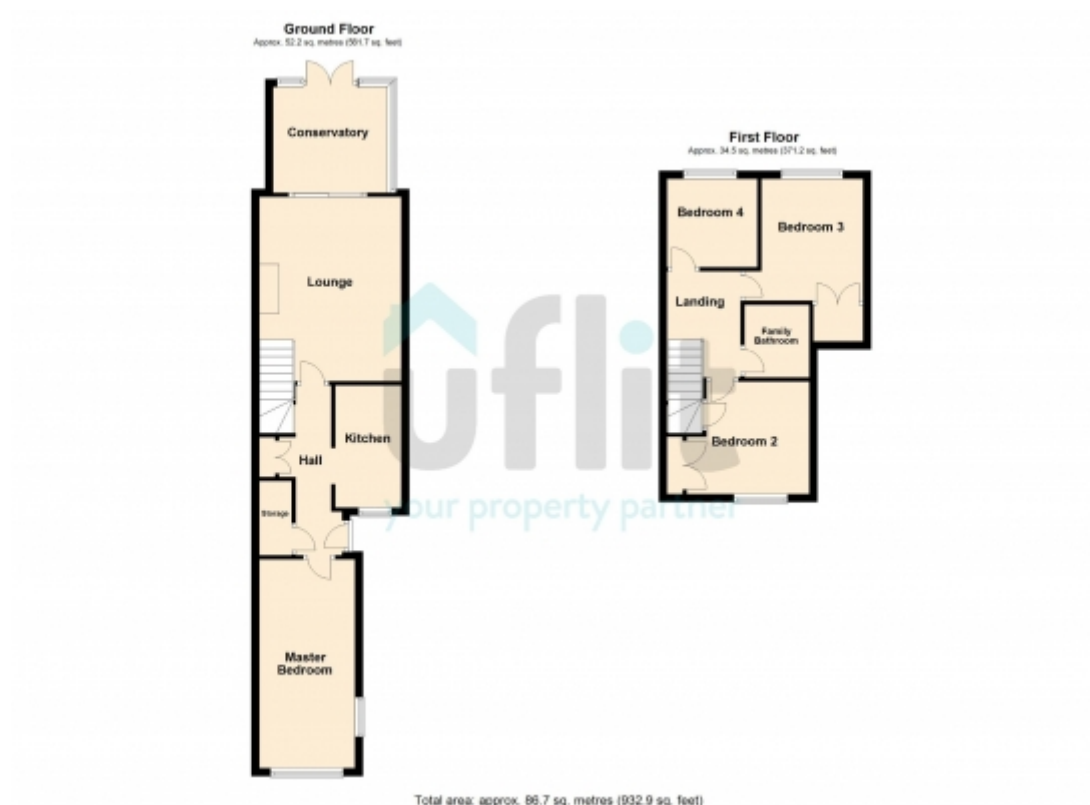
Bathroom w: 1.7m x l: 1.8m (w: 5' 7" x l: 5' 11")

A beautifully presented bathroom comprising of a panelled bath with overhead double shower and screen, wash hand basin and low level wc. Fully tiled walls with bespoke recess shelving and complementary vinyl flooring, decorative panelled ceiling with spot lighting and a loft hatch creating additional storage.

Outside

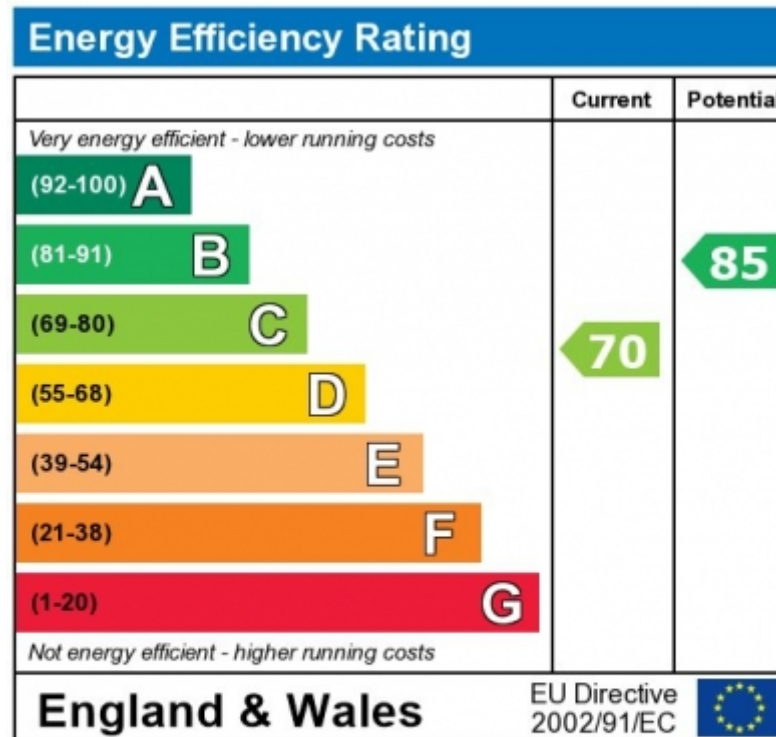
This property commands a beautiful cul-de-sac position with an open aspect frontage with lawned gardens and a shared driveway providing ample off-road parking. To the rear a stunning landscaped garden with an Indian stone patio and delicately raised sleeper borders separating a low maintenance Astro turf garden with a modern shed creating ample storage. All enclosed creating a fabulous family entertaining area enjoying the sunshine morning until night.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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