



£120,000 Guide Price

Frobisher Grove, Maltby, Rotherham

End of Terrace | 1 Bedroom | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- One Double Bedroom Stylish Home
- Stunning Modern Fully Fitted Kitchen Diner
- Lounge & Separate Office
- Cosy Conservatory
- Large Master Bedroom with a Range of Stylish Wardrobes
- Beautiful Bathroom
- Long Driveway Providing Ample Off-Road Parking
- Large Private Enclosed Rear Garden
- Beautiful Cul-De-Sac Position
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £120,000 to £130,000

IF YOU'RE A FIRST-TIME BUYER OR YOUNG PROFESSIONAL...TAKE A LOOK AT THE STANDARDS, THERE SIMPLY IMPECCABLE...!

Uflit are delighted to welcome to the market this stylish one double bedroom property commanding a fabulous cul-de-sac position.

## Main Particulars

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Uflit are delighted to welcome to the market this stylish one double bedroom property commanding a fabulous cul-de-sac position, beautifully appointed throughout to an exceptionally high standard. The property boasts a spacious lounge, conservatory and a stylish kitchen diner adopting the original garage and the original kitchen cleverly creates a home office. To the first floor a large modern bedroom and a beautiful bathroom. To the outside a large driveway providing ample off-road parking and to the rear a privately enclosed garden creates a fabulous entertaining area. 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.

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a glazed upvc door to a cosy cloakroom/ hallway, laminate flooring seamlessly flows through to the lounge area leading to carpeted spindled stairs to the first-floor accommodation with solid wood doors opening to two large storage cupboards utilising space. A radiator adds warmth, a further solid wood door gives access to the office and a glazed solid wood door to the kitchen diner.

**Lounge** w: 3.8m x l: 3m (w: 12' 6" x l: 9' 10")

A spacious living area with a focal feature inset fire with decorative surround and marble façade. A glazed upvc door with glazed side panels open into the conservatory and a radiator adds warmth.

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

A fabulous further reception room with laminate flooring and a glazed upvc door opening onto the rear garden.

**Kitchen/diner** w: 2.3m x l: 5.4m (w: 7' 7" x l: 17' 9")

A stylish modern kitchen diner featuring a range of wall and base units with complimentary granite worksurface areas, an under counter stainless steel sink and complimentary upstands. Appliances to include a built-in electric oven with microwave above, five burner gas hob with a bespoke granite back panel and extractor fan,

fridge freezer and washing machine. Front and side facing upvc windows allows light whilst spot lighting creates the mood, stunning Karndean flooring, radiator and a solid wood opens to further storage.

**Office** w: 2.1m x l: 2.1m (w: 6' 11" x l: 6' 11")

Previously the kitchen is this ideal work from home office with carpeted flooring, radiator and a front facing upvc window.

## **FIRST FLOOR:**

### **Landing**

A carpeted spindled landing with solid wood doors to the bedroom and bathroom, loft hatch for additional storage and a front facing upvc window.

**Bedroom 1** w: 3.8m x l: 3.1m (w: 12' 6" x l: 10' 2")

A spacious bedroom with a range of modern fitted sliding wardrobes, a further built-in storage cupboard with solid wood door, feature wall with mood lighting, carpeted flooring, radiator and a rear facing upvc window.

**Bathroom** w: 1.8m x l: 2m (w: 5' 11" x l: 6' 7")

A beautifully presented bathroom comprising of a panelled bath with overhead double shower and screen, floating wash hand basin and a wc with wall mounted flush. Partially tiled walls with complementary tiled flooring, spot lighting, designer heated towel rail and a front facing upvc window.

### **Outside**

This property commands a beautiful cul-de-sac position with an open aspect frontage with lawned gardens and a driveway providing ample off-road parking. Side gated access to the rear where a path leads to predominantly lawned gardens with raised sleeper borders all privately enclosed.

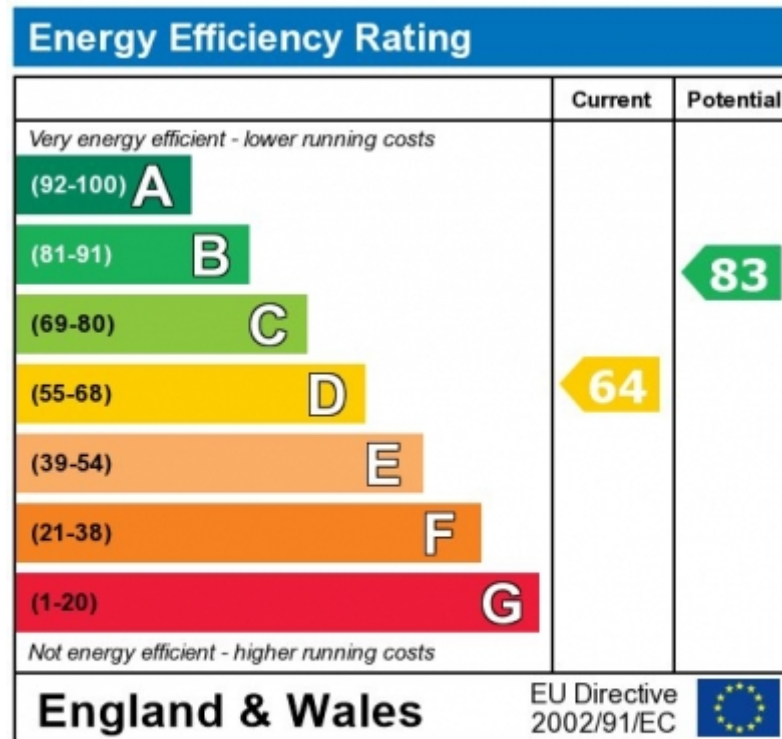






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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