



£200,000 Offers Over

Trueman Drive, Rawmarsh, Rotherham

Town House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/GROWING FAMILY HOME
- Three Bedrooms
- Master Commanding the Third Floor with Dressing Area & Ensuite
- Beautifully Appointed Throughout
- Off Road Parking for Two Vehicles
- Open Plan Kitchen Diner
- Downstairs WC
- Modern Family Bathroom
- Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

OCCUPYING A FABULOUS POSITION WHO COULD WANT MORE..WITH THIS BEAUTIFUL STONE BUILT PROPERTY, ON TRUEMAN DRIVE, UPPER HAUGH...!
Uflit are highly delighted to welcome to the market this FABULOUS and BEAUTIFULLY presented three bed property.

Main Particulars

OCCUPYING A FABULOUS POSITION WHO COULD WANT MORE..WITH THIS BEAUTIFUL STONE BUILT PROPERTY, ON TRUEMAN DRIVE, UPPER HAUGH...!
Uflit are highly delighted to welcome to the market this FABULOUS and BEAUTIFULLY presented three bed property, offering VERSATILE and SPACIOUS LIVING over three floors. The property boasts a MODERN open plan kitchen diner, downstairs WC and a separate lounge complimented with French doors overlooking the rear garden. To the first floor accommodation a large double bedroom, a further ample sized bedroom and a beautiful family bathroom. To the second floor accommodation a grand master bedroom with dressing area and a large ensuite. To the outside an open aspect frontage providing curb appeal and off-road parking for two vehicles. To the rear a low maintenance garden with patio area. Located in a quiet and highly desirable area on the Wickets Estate, within easy reach of local amenities, excellent transport links and schools. All this and only a stone's throw away from the popular Upper Haugh Cricket Club renowned for social gatherings and entertainment. The property also benefits from a range of fitted blinds. Don't Delay in viewing call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

A glazed composite door invites you into a cosy hallway, tread carpeted flooring leads to carpeted spindled stairs to the first floor accommodation with a quirky understairs storage utilising space, radiator and a door giving access to kitchen/diner.

Kitchen/diner w: 3.2m x l: 5.3m (w: 10' 6" x l: 17' 5")

A modern fitted kitchen comprising of a range of wall and base units with complimentary work surface areas and matching up stands with a counter top sink. Fully fitted appliances to include a built-in oven, gas hob with stainless steel back panel and extractor fan, integrated dishwasher, washing machine and fridge freezer. A front facing upvc window allows light whilst under counter lighting creates a serene mood. Tiled flooring seamlessly flows through to the dining area, a radiator adds warmth and doors lead to the lounge and WC.

WC

A beautifully appointed WC with a continuation of the tiled flooring, low level WC, a corner wash hand basin with tiled back panels and a radiator.

Lounge w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A beautifully presented living area with carpeted flooring, two radiators and rear facing upvc French doors with glazed side panels allowing an abundance of light from the garden.

Landing

A carpeted spindled landing with radiator, front facing upvc window and doors giving access to two bedrooms, family bathroom and further spindled stairs to second

floor accommodation.

Bedroom 2 w: 4.2m x l: 3.5m (w: 13' 9" x l: 11' 6")

A spacious double bedroom with a range of stylish fitted wardrobes and further built in storage, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.2m x l: 3.3m (w: 7' 3" x l: 10' 10")

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

Family Bathroom w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

A beautifully appointed modern family bathroom comprising of a panelled bath with mixer tap shower, floating wash hand basin and a low level WC. Partially tiled walls with contrasting vinyl flooring and radiator.

SECOND FLOOR:

A carpeted spindled landing with radiator and a door leads to this impressive master bedroom.

Master bedroom w: 3.2m x l: 6.4m (w: 10' 6" x l: 21')

A stunning large double bedroom with a front facing upvc window, radiator and carpeted flooring that seamlessly flows throughout leading into the dressing area with a range of beautifully appointed sliding mirrored wardrobes and a door to the ensuite.

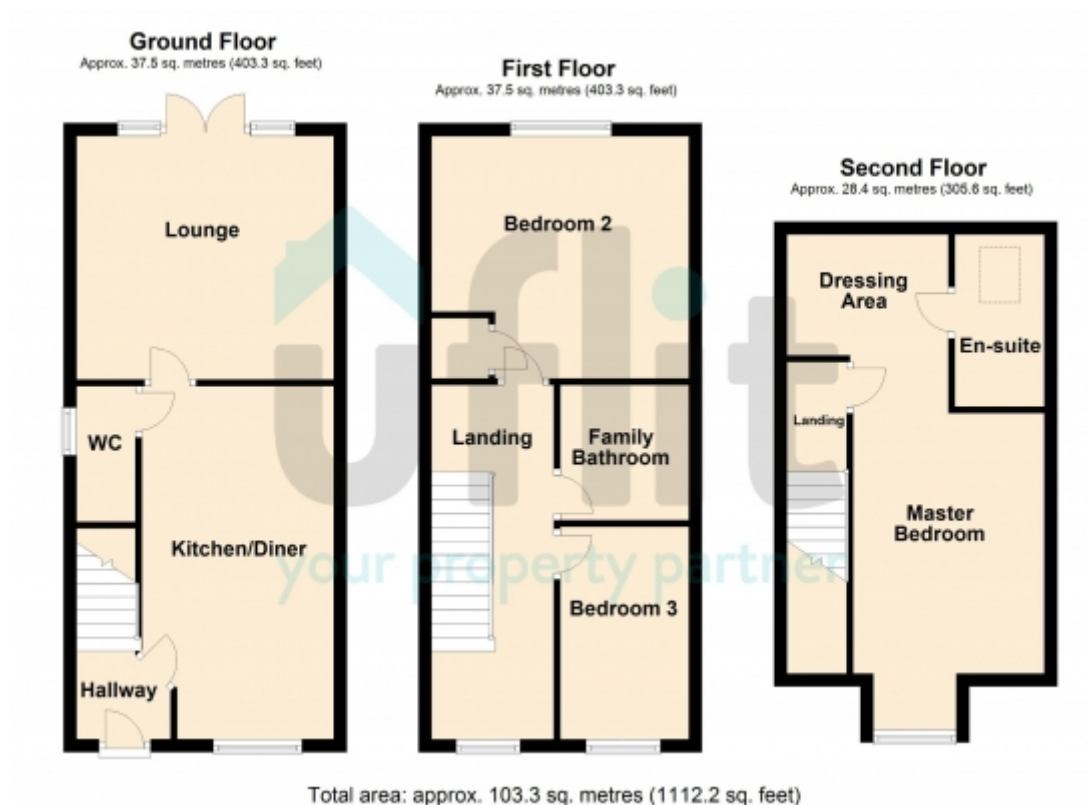
Ensuite w: 1.5m x l: 2.7m (w: 4' 11" x l: 8' 10")

A well-proportioned ensuite comprising of a built-in shower, floating wash hand basin and a low level WC, partially tiled walls with feature tiling to the shower area, radiator, vinyl flooring and a velux window.

Outside

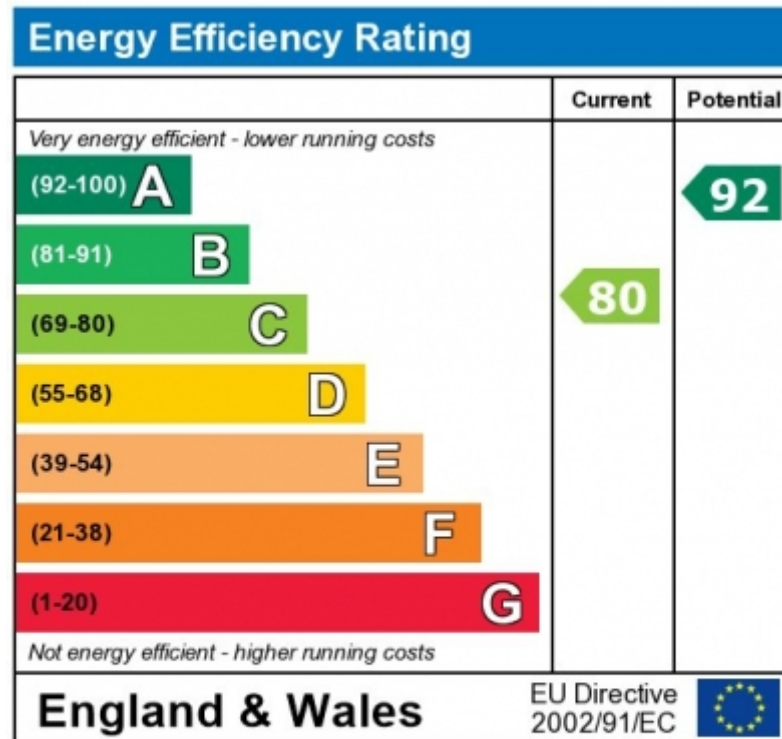
This house has curb appeal with an open aspect driveway providing off road parking for two vehicles. To the rear a paved patio leads to a lawned garden with raised sleeper borders and a garden shed.





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

Telephone: 01709 912730



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