



Packwood Close, Maltby Rotherham S66 7EF

welcome to

Packwood Close, Maltby Rotherham

A fantastic example of a extended four bedroom family home, positioned on a cul-de-sac in a popular location. Being beautifully presented throughout with a well-appointed modern kitchen, family bathroom, en-suite and additional downstairs W.C. This making it a great offering for a growing family!!



Porch

Entry into the porch through a front facing composite door complemented by two double glazed side windows. An internal door leads onto the entrance hallway.

Entrance Hall

A beautiful, welcoming hallway featuring a glass balustrade staircase leading to the first-floor accommodation. The hallway provides access to the utility room, lounge, and kitchen and is heated by a central radiator.

Kitchen

Contemporary kitchen fitted with wall, drawer, and base units, complemented by wood-effect splashbacks and contrasting work surfaces incorporating a sink and drainer. Integrated appliances include a dishwasher, microwave, oven, and electric hob with extractor, while space is available for an American-style fridge/freezer. A beautiful double-glazed bow window overlooks the front of the property, with additional features including ceiling spotlights and a central heated radiator.

Lounge

Sizeable reception area with sliding doors opening up onto the conservatory, The lounge offers an understairs cupboard perfect for additional storage and has one central heated radiator.

Conservatory

Additional reception room with a solid roof, with plenty of natural light flooding in through side and rear double-glazed windows and rear French patio doors. Ceiling spotlights further enhance the brightness.

Utility

Situated within the side extension, this utility room offers an excellent space that can also be utilised as a washroom and features a central heated radiator. It is fitted with wall units and work surfaces, with under-counter space available for a washing machine, tumble dryer, fridge, and freezer. External access is provided via a front-facing composite door.

Cloakroom

Cloakroom leading from the utility area conveniently offers a downstairs w/c and wash hand basin with vanity. Further benefits include spotlights to the ceiling, a central heated towel radiator and extractor.

Study

Following from the utility this study offers a rear composite door opening onto the rear garden along with a rear double glazed window.

Landing

Access to all first floor accommodation along with access to the loft through a loft hatch.

Bedroom One

Master bedroom with access to the en-suite. This double bedroom offers a rear facing double glazed window and has one central heated radiator.

En-Suite

Leading from the master bedroom this modern en-suite is fitted with a low flush w.c, a wash hand basin with vanity and a walk in electric shower. Being fully tiled this shower en-suite has many additional features including a front double glazed window, spotlights, an illuminated mirror, a central heated towel radiator and extractor fan.

Bedroom Two

Another double bedroom with a front facing double glazed window and a central heated radiator.

Bedroom Three

A third double bedroom with a rear facing double glazed window and a central heated radiator.

Bedroom Four

Having a rear facing double glazed window and a central heated radiator.

Bathroom

A modern three piece suite comprising a wash hand on vanity, low flush W,C and a bath with mains fed shower overhead. Is fully tiled, has a central heated towel, spotlights to the ceiling, front facing double glazed window and storage cupboard.

Outside

To the front of the property is a driveway and lawn with access to the front porch or utility.

To the rear is a private enclosed garden with two patio areas, lawn, outside tap and power socket.



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welcome to

Packwood Close, Maltby Rotherham

- Beautifully Presented Extended Four Bedroom Family Home
- Modern Well-Appointed Kitchen
- Family Bathroom, En-suite & Downstairs W.C
- Utility Room
- Two Reception Rooms Including Conservatory With Solid Roof

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106556 - 0002

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