



£380,000 OIRO

Amorys Holt Road, Maltby, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Executive Extended Four Bedroom Detached with Ensuite to Master
- Appointed to an Exceptionally High Standard
- High Spec Designer Breakfast Kitchen with a Stylish Snug
- Spacious Lounge with Separate Dining Area
- Separate Utility & Wc
- Beautiful Bathroom
- Beautiful Landscaped Enclosed Wrap Around Gardens
- Ample Off Road Parking & a Large Double Garage
- Highly Desirable Cul-De-Sac Location
- Absolutely STUNNING....viewing HIGHLY ADVISED...!

Property Description

A STUNNING EXECUTIVE FAMILY HOME ON A QUIET CORNER PLOT...APPOINTED TO THE HIGHEST OF STANDARDS, IT'S GOT THE LOT...!

Uflit are delighted to welcome to the market this stunning EXTENDED FOUR bed detached EXECUTIVE family home, immaculately appointed to an exceptionally high standard throughout.

Main Particulars

A STUNNING EXECUTIVE FAMILY HOME ON A QUIET CORNER PLOT...APPOINTED TO THE HIGHEST OF STANDARDS, IT'S GOT THE LOT...!

Uflit are delighted to welcome to the market this stunning EXTENDED FOUR bed detached EXECUTIVE family home, immaculately appointed to an exceptionally high standard occupying a large corner plot on a quiet and peaceful cul-de-sac with wrap around landscaped gardens. The property boasts an entrance cloakroom, spacious bay windowed lounge, a modern high spec open plan breakfast kitchen diner tastefully adopting the rear extension with offset snug benefitting from stunning full length tri-fold doors overlooking the rear garden, separate dining room, utility area and a wc . To the first-floor four bedrooms with master benefitting from a stunning ensuite and a beautiful family bathroom. To the outside of the property is a driveway providing ample off-road parking, with a further extended driveway for additional vehicles and beautiful manicured borders. To the rear a fabulous bespoke Indian stone patio area and stunning low maintenance landscaped gardens with further lawned areas, manicured borders and sun terrace beyond. Located on a desirable modern development in Maltby, close to local amenities, excellent transport links and schools. The property also benefits from high end appliances throughout and a wealth of negotiable items. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: D

Tenure: Freehold

Entrance hall

A canopy invites you through a glazed composite door with side panels creating a light and warming hallway with feature wall. Laminate flooring seamlessly flows throughout, carpeted stairs with a bespoke solid oak banister with stylish glass balustrades and built-in LED lights leads to the first-floor accommodation. Designer radiator and solid wood doors give access to the dining room, wc and storage cupboard, a glazed solid wood door to the kitchen and beautiful solid wood glazed French doors to the lounge.

Lounge w: 3.6m x l: 6.7m (w: 11' 10" x l: 22')

A spacious beautifully presented living area with stunning feature stone fire place with two radiators adding warmth and a front facing upvc bay window allowing an abundance of light to flow throughout this space. Carpeted flooring and glazed French doors to the open plan living area.

Dining room w: 3.1m x l: 3.7m (w: 10' 2" x l: 12' 2")

A further reception room with carpeted flooring, a full length side facing upvc window along with a further upvc window illuminates, radiator and a solid wood door to the utility area.

Open Plan Living Area w: 8.9m x l: 7.1m (w: 29' 2" x l: 23' 4")

WOW a stylish fully fitted modern designer kitchen featuring a range of wall and base units with quartz worksurface areas and complimentary upstands with an undercounter stainless steel sink and designer tap and further hot tap, along with a waste disposal unit. Boasting a large central breakfast island with further complimentary quartz worksurface areas and a range of undercounter units. Fully integrated high end appliances to include two eye level built-in ovens with a central microwave and hot plate, dishwasher, a large American fridge freezer with wrap around units, dishwasher, coffee machine with a further hot plate and the all essential wine cooler, large induction hob with a stylish bespoke full length glass back panel and a designer ceiling extractor fan.

Open Plan Living Area Cont...

Further complimenting this modern kitchen is a designer radiator an abundance of undercounter mood lighting, beautiful tiled flooring seamlessly flows throughout with underfloor heating and stunning full length folding doors flood the room with light along with an abundance of spot lighting and three vaulted Velux windows. The offset snug adopts the rear extension creating a sense of separation whilst retaining the open plan aspect with a fabulous media wall with Bose sound system.

Utility w: 3.2m x l: 2m (w: 10' 6" x l: 6' 7")

With a further range of wall and base units, complimentary quartz worksurface areas, under counter sink and matching back panels, and designer tap with plumbing for further utilities, spot lighting, side facing upvc glazed door to the rear, laminate flooring and radiator. A unit houses the Valliant combi boiler (still under warranty)

Downstairs WC

A beautifully presented wc comprising of a low level wc with wall mounted flush, floating wash hand basin with tiled back panel, laminate flooring, heated towel rail and bespoke recess shelving.

FIRST FLOOR:

Landing

With carpeted flooring, radiator, solid wood doors accessing four bedrooms, a storage cupboard and a loft hatch with ladder to a partially boarded loft.

Master bedroom w: 3.3m x l: 3.8m (w: 10' 10" x l: 12' 6")

A beautiful spacious double bedroom with carpeted flooring, radiator, a front facing upvc window, a delicate arch leads to the dressing area with a range of fitted wardrobes and a side facing upvc window and a door to the ensuite.

Ensuite w: 1.8m x l: 2.2m (w: 5' 11" x l: 7' 3")

A beautifully presented shower room benefitting from a walk-in shower with double shower, a vanity unit housing the wash hand basin whilst creating storage with a dimmable electric mirror with demist function and a low level corner wc. Stunning fully tiled to walls with bespoke recess shelving and complimentary tiled flooring with under floor heating. Spot lighting, complimentary LED strip lighting and a front facing upvc window.

Bedroom 2 w: 3.3m x l: 3.9m (w: 10' 10" x l: 12' 10")

A further double bedroom with a range of modern wardrobes, carpeted flooring, radiator, over stairs storage cupboard and a front facing upvc window.

Bedroom 3 w: 2.6m x l: 2.9m (w: 8' 6" x l: 9' 6")

A further double bedroom with feature wall, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 4 w: 2.6m x l: 2.1m (w: 8' 6" x l: 6' 11")

An ample sized fourth bedroom with laminate flooring, radiator and a rear facing upvc window.

Family Bathroom w: 2.2m x l: 2.1m (w: 7' 3" x l: 6' 11")

Comprising of a p-shaped spa panelled bath, wash hand basin and low level wc. Partially travertine tiled walls with complimentary tiled flooring, spot lighting, heated towel rail and a rear facing upvc window.

Outside

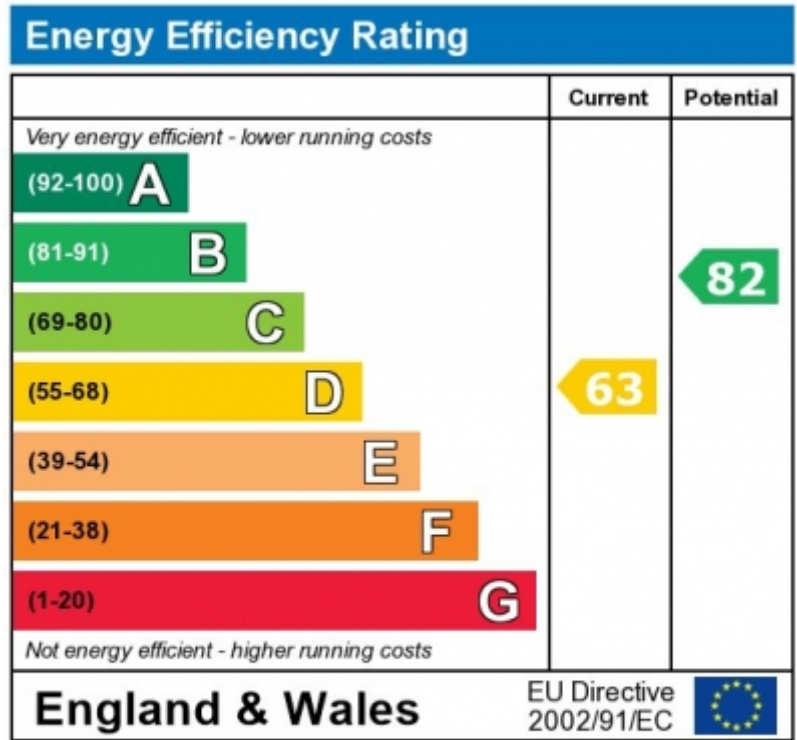
This property truly has curb appeal commanding a large corner plot with an array of manicured foliage and slate borders, a driveway provides ample off-road parking for several vehicles leading to a large double garage with two up and over doors and an additional decorative stone driveway for additional vehicles. The block paving wraps around the property creating ample gated storage. To the rear a fabulous bespoke Indian stone patio area which in turn leads to a delicately raised lawned garden, bespoke sleeper beds lead to a sun terrace creating a low maintenance beautifully landscaped garden enjoying the sun morning until night, all privately enclosed and not overlooked.





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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