



£320,000 Guide Price

Trueman Drive, Rawmarsh, Rotherham

Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Beautiful Stone Built Detached Property
- Modern Decor Throughout
- Four Bedrooms with Ensuite to Master
- Spacious Bay Windowed Lounge
- Modern Breakfast/Kitchen
- Separate Dining Area
- Converted Garage into a Further Reception Room
- Driveway Providing Ample Off-Road Parking
- Highly Sought-After Location
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

GUIDE PRICE £320,000 to £330,000

A FABULOUS PROPERTY TO CALL YOUR HOME...WITH AN ATTRACTIVE FAÇADE BUILT OF STONE...!

Uflit are delighted to welcome to the market this beautiful detached stone built four bed detached family home offering MODERN LIVING throughout.

Main Particulars

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A FABULOUS PROPERTY TO CALL YOUR HOME...WITH AN ATTRACTIVE FAÇADE BUILT OF STONE...!

Uflit are delighted to welcome to the market this beautiful detached stone built four bed detached family home offering MODERN LIVING throughout. To the downstairs this well-proportioned home boasts a welcoming hallway leading to a bright and spacious living room complimented with a large bay with French doors overlooking the rear garden, downstairs wc, a modern breakfast kitchen, separate dining area and a fabulous addition is the converted garage creating a large third reception room with a large storage cupboard with potential for a utility room. To the upstairs accommodation a superb master bedroom with ensuite, three further bedrooms and a family bathroom. To the outside an attractive open frontage with a driveway providing ample off-road parking. An enclosed rear garden adds to the attraction with a patio area. The property also benefits from a large range of fitted blinds, all this can be found at this FANTASTIC FAMILY HOME! Located on the highly sought-after Upper Haugh Wickets development within easy reach of local amenities, transport links and schools, whilst just a stones throw away from the ever popular cricket club. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: D

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door to a light and warming hallway featuring carpeted flooring, radiator and carpeted spindled stairs to the first floor accommodation. Doors give access to the wc, lounge, dining room, snug and kitchen area.

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

A spacious and modern living area boasting a large bay window with French doors allowing the light to flow through this entire space. A beautiful feature wall, a radiator adds warmth and carpeted flooring.

Breakfast kitchen w: 2.9m x l: 4m (w: 9' 6" x l: 13' 1")

Featuring a modern kitchen comprising of a range of wall and base units with complimentary worksurface areas, counter top sink and matching upstands. Integrated appliances to include a built-in oven, gas hob, stainless steel back panel, extractor fan, fridge/ freezer, washing machine and dishwasher. A rear facing upvc window along with a glazed composite door illuminates this space and a radiator adds warmth.

Dining room w: 2.6m x l: 3.4m (w: 8' 6" x l: 11' 2")

A fabulous further reception room with two front facing upvc windows, radiator and laminate flooring.

Downstairs WC

Comprising of a low level wc, wash hand basin, radiator, vinyl flooring and a side facing upvc window.

Snug w: 2.6m x l: 4m (w: 8' 6" x l: 13' 1")

A fabulous third reception room with laminate flooring, radiator, two front facing upvc windows and a door gives access to a large storage cupboard with potential to convert to a utility room.

FIRST FLOOR:

Landing

With spindled banister rail, carpet, radiator, side facing upvc window and loft hatch creating additional storage. Doors giving access to master bedroom, three further bedrooms, family bathroom and storage cupboard.

Master bedroom w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A spacious master bedroom with two front facing upvc windows, radiator, carpeted flooring, a range of modern built in wardrobes and a door giving access to the ensuite.

Ensuite w: 2.2m x l: 1.5m (w: 7' 3" x l: 4' 11")

Comprising of a built-in shower, floating wash hand basin and a low level wc. Partially tiled feature walls with contrasting vinyl flooring, radiator and a side facing upvc window.

Bedroom 2 w: 3.3m x l: 2.8m (w: 10' 10" x l: 9' 2")

A further double bedroom with laminate flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 3.3m x l: 2.8m (w: 10' 10" x l: 9' 2")

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

Bedroom 4 w: 2.9m x l: 2.8m (w: 9' 6" x l: 9' 2")

An ample sized fourth bedroom with two front facing upvc windows, radiator and carpeted flooring.

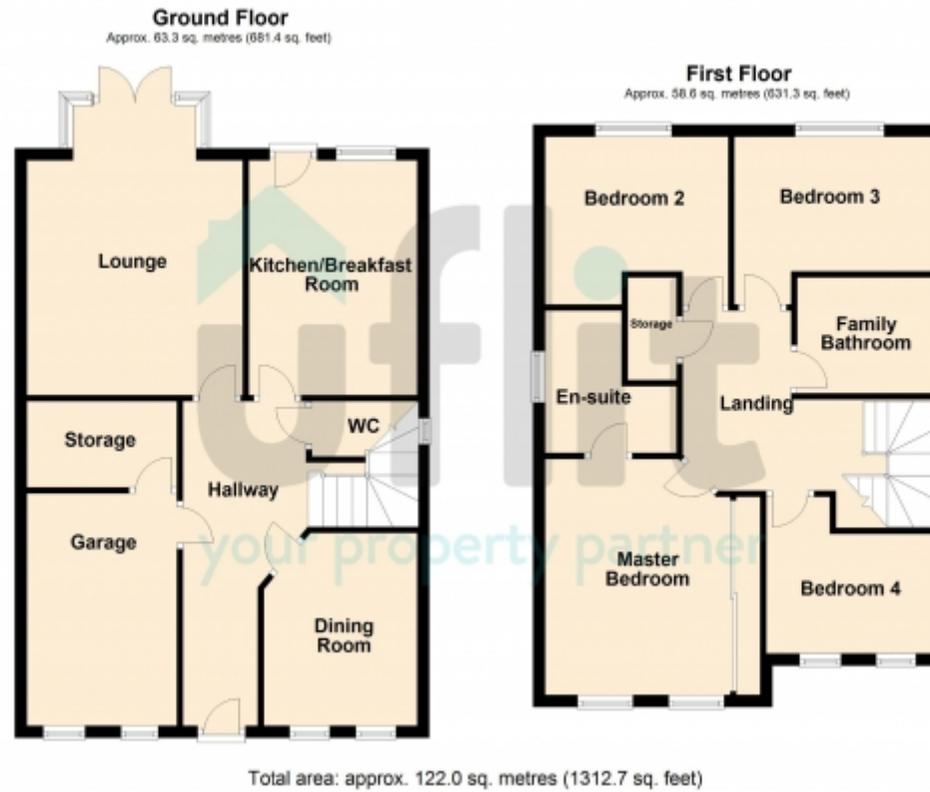
Family Bathroom w: 2.4m x l: 1.6m (w: 7' 10" x l: 5' 3")

Comprises of a panelled bath with overhead shower, floating wash hand basin and a low level wc. Partially tiled to walls and contrasting vinyl flooring, side facing upvc window and a radiator.

Outside

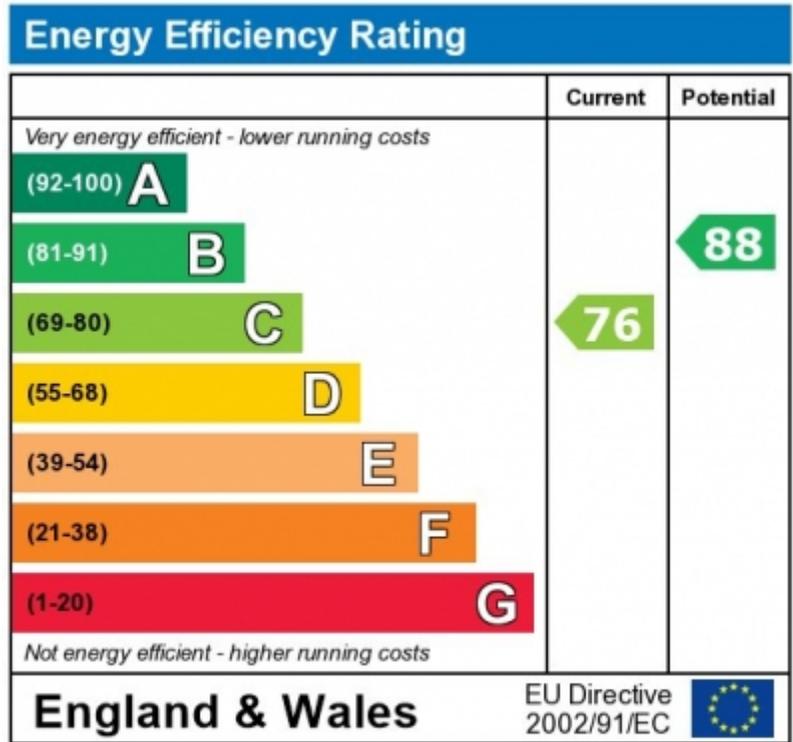
An attractive open aspect frontage with a driveway providing ample off-road parking, predominantly lawned gardens with attractive manicured borders. Side gated access to the enclosed rear garden creating a fabulous family entertainment area with a paved patio leading to a lawned garden all enclosed with fencing 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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