

**FOR SALE**



**Netherfield View, Dalton**  
**Asking Price Of £180,000**

  
**MARTIN & CO**



## Netherfield View, Dalton

3 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- Three bedrooms
- Drive and garage
- Downstairs wc
- Conservatory
- Lounge / dining room

Situated on a desirable corner plot within a popular development, Netherfield View in Dalton presents an excellent opportunity to acquire a three-bedroom link-detached home. Ideal for a wide range of buyers, this property offers easy access to public transport, local amenities, and key commuter routes.

The welcoming entrance porch, featuring a convenient storage cupboard, leads you into the home. Adjacent to the entrance is a cloakroom fitted with a modern two-piece suite, providing practicality for guests and family alike. The kitchen is well-appointed with contemporary wall and base units, complemented by integrated appliances that cater to all your culinary needs.

The spacious lounge and dining area provide a versatile living space, perfect for relaxing and entertaining. The room's design includes a staircase leading to the first floor, enhancing the open-plan feel. Extending from the lounge is a bright rear conservatory, offering an additional seating area that overlooks the garden, making it a tranquil retreat.

Upstairs, the first floor landing grants access to three bedrooms. The master bedroom benefits from fitted furniture, maximizing storage while maintaining a



sleek aesthetic. The additional bedrooms are well-sized, suitable for family members or as a home office. The shower room boasts a modern white three-piece suite, ensuring comfort and style.

Externally, the property is equally impressive. There are front and side gardens, adding to the home's curb appeal. A driveway and garage provide ample off-road parking and storage solutions. The rear garden is enclosed featuring a lawn and a patio area, perfect for outdoor dining and relaxation.

Netherfield View enjoys a prime location in Dalton, with excellent local amenities including shops, schools, and recreational facilities nearby. The area is well-served by public transport links, ensuring easy commutes to Rotherham, Sheffield, and beyond.

This three-bedroom link-detached home, with its superb location and versatile living spaces, is a must-see. Arrange a viewing today to fully appreciate all that this property has to offer.

**ENTRANCE PORCH** With a front facing entrance door, laminate floor access to the kitchen, w.c, and living room.

**CLOAKROOM** Having a two piece suite which comprises of a low flush w.c, wash hand basin, tiled splash back and side facing window.

**KITCHEN** Having a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, oven, integrated fridge freezer, plumbing for washing machine, tiled splash backs, laminate flooring and front facing window.

**LOUNGE / DINING ROOM** Having delph shelf and a spindled staircase rising to the first floor landing and laminate flooring. The focal point of the room is the feature fire surround which houses the gas fire, rear facing window and rear facing patio doors give access



to the conservatory.

**CONSERVATORY** Having a side facing entrance door, laminate flooring, side and rear facing windows overlooking the rear garden.

**LANDING** With access to the loft, built in storage cupboard, spindled balustrade, laminate flooring and side facing window.

**BEDROOM ONE** With a range of mirror fronted wardrobes to one wall and a rear facing window.

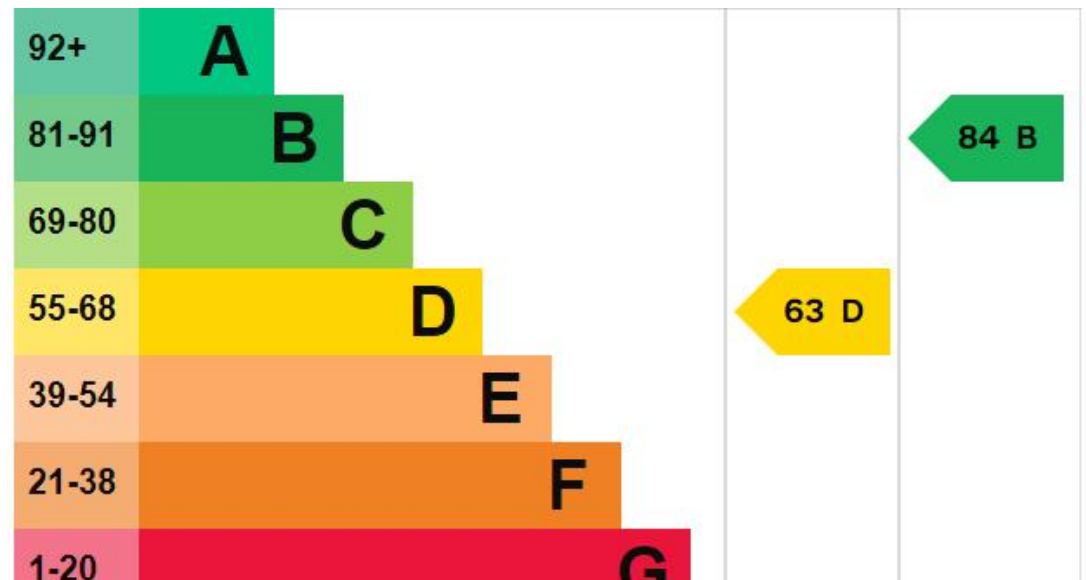
**BEDROOM TWO** A double size room with front facing window.

**BEDROOM THREE** A generous size single bedroom with rear facing window.

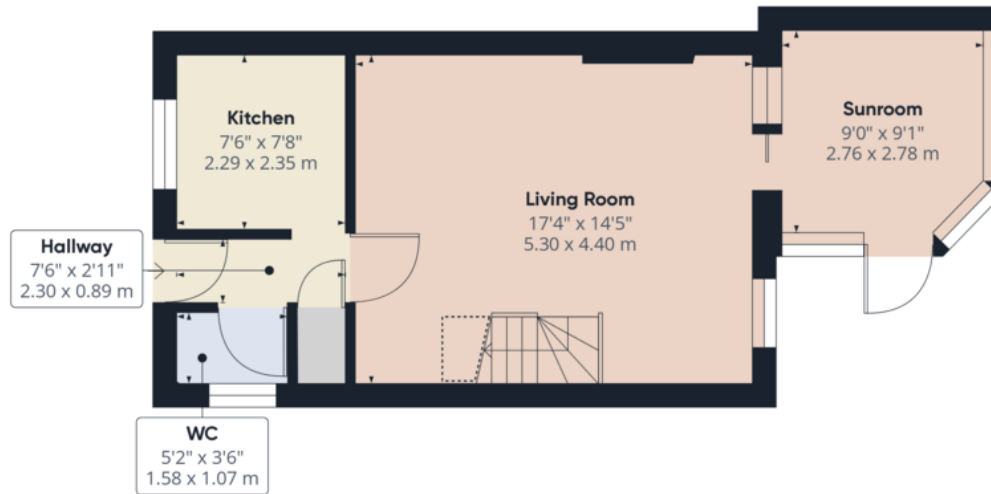
**SHOWER ROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower

cubicle, downlights to the ceiling, tiling to the wall, floor and side facing window.

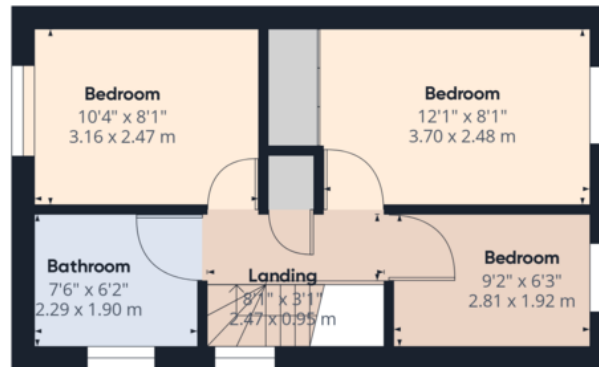
**OUTSIDE** To the front is a lawn garden with steps to the front door. There is a drive and single garage to the side. To the rear is an enclosed garden with courtesy door to the garage. There is a patio area, decorative pond, mature shrub borders and raised lawn.







Ground Floor



**Approximate total area<sup>(1)</sup>**

794.28 ft<sup>2</sup>  
73.79 m<sup>2</sup>

**Reduced headroom**

10.16 ft<sup>2</sup>  
0.94 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Rotherham

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