



**Pippin Court, Maltby Rotherham S66 8SD**

**welcome to**

**Pippin Court, Maltby Rotherham**

A lovely example of a three bedroom detached home tucked away to the top of a cul-de-sac on a fantastic end/corner plot. Being well-presented and tastefully finished throughout, with a sizeable landscaped rear garden perfect for entertaining or raising a family! NOT TO BE MISSED!!



### **Entrance Hall**

Entry to the front of the property through a front facing upvc door leading into the hall and staircase for the first floor accommodation. The entrance hall features a central heated radiator which helps to give a warm and welcoming feel when entering the property.

### **Lounge**

A bright front-aspect lounge featuring a stylish gas fire and surround as the room's focal point. Light from the double-glazed front window, together with two central-heated radiators, creates a warm and welcoming reception area.

### **Cloakroom**

Conveniently offering a downstairs w/c and wash hand basin. The room further benefits from an extractor fan, one central heated radiator and ceiling spotlights.

### **Side Entrance**

Entry to the property through a side facing upvc door having one central heated radiator.

### **Kitchen Diner**

The modern, fully fitted kitchen features a range of wall, drawer, and base units with stylish splashbacks and contrasting work surfaces incorporating the sink and drainer. Integrated appliances include a dishwasher, washing machine, oven, hob and extractor. Natural light enters through the rear double-glazed window, complemented by ceiling spotlights. Rear patio doors open directly onto the garden and the space is warmed by a central-heated radiator.

### **Landing**

Access to all living accommodation along with access to the loft through a loft hatch. The landing area benefits from an airing cupboard for storage, a side double glazed window and one central heated radiator.

### **Bedroom One**

The rear-facing master bedroom offers a bright and comfortable space with direct access to the en-suite. Built-in wardrobes provide excellent storage, while the rear facing double-glazed window and central-heated radiator ensure a warm and inviting atmosphere.

### **En-Suite**

Fully tiled en-suite shower room leading from the master bedroom and fitted with a wash hand basin with vanity unit, w/c and corner mains fed shower. Plenty of light into the en-suite direct from the rear double glazed window, ceiling spotlights and the central heated radiator and underfloor heating provides plenty of warmth.

### **Bedroom Two**

Second bedroom featuring a front double glazed window and one central heated radiator.

### **Bedroom Three**

Front aspect bedroom featuring built in wardrobes perfect for additional storage, having a front double glazed window and one central heated radiator.

### **Bathroom**

Modern three piece bathroom fitted with a wash hand basin, w/c and bath with mains shower overhead. Underfloor heating along with a central heated radiator gives warmth and comfort into the bathroom. A side double glazed window and ceiling spotlights provides plenty of light into the room.

### **Outside**

To the front of the property is the driveway for 2 cars and path leading to the front door and side gate surrounded by lawn.

The side gate provides access to the landscaped garden with porcelain patio areas, decking area, raised flower beds with mains powered feature lighting perfect for those summer evenings. The garden is of good size and offers the potential to extend both to the side and the rear (subject to planning permission and local building regulations).



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## Pippin Court, Maltby Rotherham

- Beautiful & Tastefully Finished Detached Home
- Stunning Kitchen Diner
- Master Bedroom with En-Suite
- Great Corner/End Plot
- Downstairs W.C.

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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