



## 4 Lilly Hall Road

Maltby, Rotherham, S66 8AT

**Asking price £400,000**



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WOW! This STUNNING four bedroom detached house is perfect for the busy family to move straight into. Including, a front garden with drive for several cars, garage, lounge with log burner, extended open plan kitchen living space with bi fold doors, recently landscaped rear garden, garden room with bar and office area, wc, utility room, four double bedrooms one with en suite, family bathroom and loft room with pull down ladder.

Situated on the popular Lilly Hall Road, Maltby it is ideal for commuters using the M1 and M18 with the junction being a short drive away. Reputable primary and secondary schools are within walking distance along with shops and amenities.

FREEHOLD  
COUNCIL TAX BAND D

### Entrance Hallway

External door with feature glass arch leading to the hallway. Matching arched front facing window. Doors leading to the kitchen and lounge. Under the stairs storage cupboard. Stairs leading to the first floor landing.

### Lounge

Bay fronted window adding extra space to a cosy lounge with log burner and fireplace.

### Kitchen Dining Area

Recently fitted high gloss wall and base units with integral fridge, freezer, dishwasher, double oven, wine cooler, microwave, sink with drainer and hob with extractor fan. Breakfast bar with space for seating. The open plan kitchen leads to the extended family dining room which could be used as a second lounge as well as dining area. Bi fold doors leading to the garden. Skylight windows to let in extra light.

### Utility Room

Side facing window, wall and base units with space for a washing machine and dryer. Door leading to the WC. Door leading into the garage.

### WC

Half tiled room with a WC and vanity storage sink.

### First Floor Landing

Doors leading to the bedrooms and bathroom.

### Master Bedroom

Front facing window. Space for a king size bed. Fitted sliding wardrobes. Door leading to the en suite.

### En Suite

A recently fitted suite including a WC, sink with storage, walk in tiled shower with glass screen and heated towel rail. Rear facing window.

### Bedroom Two

Front facing bay window. Space for a king size bed and wardrobes.

### Bedroom Three

Rear facing window. Space for a double bed and wardrobes. Loft hatch leading to loft room.

### Bedroom Four

Front facing window. Space for a bed and wardrobe.

### Loft Room

Pull down ladder leading to a fully boarded loft with space for storage. Power and Lighting.

### Bathroom

Fully tiled bathroom including dual sinks with storage, heated towel rail, wc, bath and shower cubicle. Rear facing window.

### Garage

Electric roller door. Power and Lighting. Access to the garage also via a rear external door and an internal door in the utility room.

### Garden Room

To the rear of the garden there is a room with bi fold doors. Currently set up as a bar and office but has potential for lots of other uses.

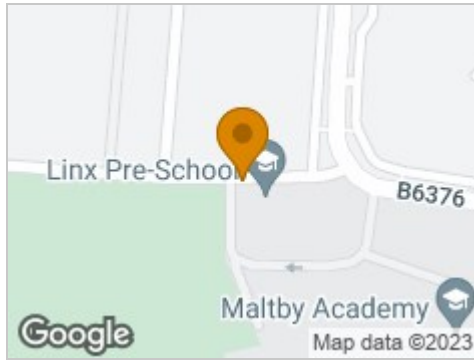
Power and lighting.

### Exterior

To the front of the house there is a lawn and gated driveway for multiple cars. To the rear of the property there is a patio area, a lawn and access to the garden room.



## Road Map



## Hybrid Map



## Terrain Map



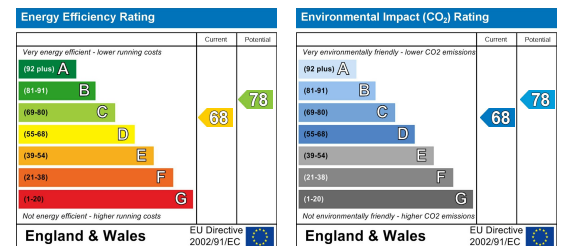
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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