



PRESTIGIOUS HOMES
merryweathers
Est. 1832

Amorys Holt Road, Maltby, Rotherham, S66 8EH

Offers In The Region Of £450,000

A recently re-modelled 4 bedroom detached executive family home which has been the subject of an extensive course of improvements and enhancement by the present occupiers which will become obvious at the time of inspection.

The property, which stands at the head of a cul-de-sac, offers versatile and extremely spacious accommodation for the growing family looking for a home with minimal outlay.

RECEPTION HALL

With composite front entrance door, laminate wood flooring and radiator. Under stairs storage cupboard

CLOAKROOM

Having a close coupled W.C. and vanity wash basin. Heated towel rail, laminate wood flooring and extractor fan

LOUNGE

21'11" x 11'9"

The focal point being the stone fireplace surround with coal effect gas fire on a raised hearth, two radiators and large uPVC bay window. Glazed double doors open into the Living Kitchen

STUDY/DINING ROOM

12'1" x 10'2"

Having two uPVC windows and radiator

OPEN PLAN LIVING KITCHEN EXTENSION

29'2" x 23'3"

A magnificent re-fitted Kitchen incorporating an extensive range of high quality bespoke base and wall

units with Quartz work surfaces and a central breakfast island with inset bowl and monobloc tap and additional instant hot water tap. Integrated 'Neff' 5 ring induction hob with high-level extractor hood with 2 two electric ovens to one side and microwave/hotplate feature. Built-in large fridge/freezer and wine cooler. Bi-fold doors open directly into the rear garden and three skylight windows further enhance the natural lighting. Polished tiled floor with under floor heating and contemporary vertical radiator.

UTILITY ROOM

10'5" x 6'6"

With matching base and wall units and inset stainless steel bowl and space and plumbing. Side facing uPVC entrance door and tall unit housing the gas combination boiler installed 2026

LANDING

With storage cupboard and loft access via a drop-down ladder

MASTER BEDROOM

12'5" x 10'9"

With front facing uPVC window and radiator. Deep walk-in wardrobe

EN-SUITE

7'2" x 5'10"

With walk-in large shower enclosure, W.C. and wash basin with complementary tiling to the walls and floor and under floor heating. uPVC opaque window

FRONT BEDROOM TWO

12'9" x 10'9"

With fitted wardrobes and additional

storage cupboard. Radiator and uPVC window

REAR BEDROOM THREE

9'6" x 8'6"

With radiator and uPVC window

REAR BEDROOM FOUR

8'6" x 6'10"

With radiator and uPVC window

FAMILY BATHROOM

7'2" x 6'10"

With contemporary white suite incorporating a 'p'-shaped bath, W.C. and wash basin Heated towel rail, tiling to the walls and floor, uPVC opaque glazed window.

DOUBLE GARAGE

With twin electric roller doors.

GARDENS

The property stands at the head of a cul-de-sac occupying a substantial plot with forecourt driveway providing ample parking for several cars and vehicles. To the rear is an enclosed lawned garden with paved patio/seating areas.

MATERIAL INFORMATION

Council Tax Band D

Tenure Freehold

Property Type Detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type drive and double Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>
Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

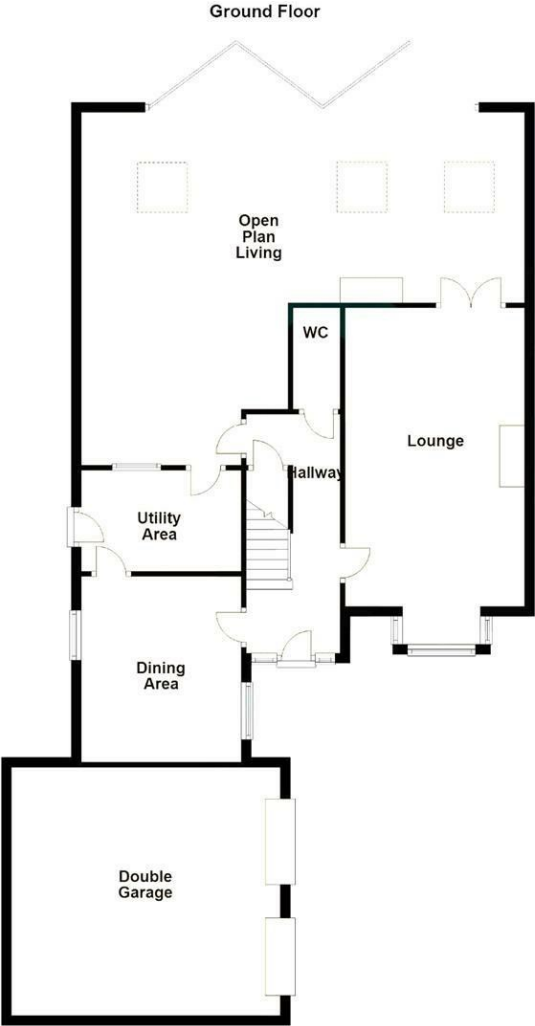
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web>
AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Floor Plan



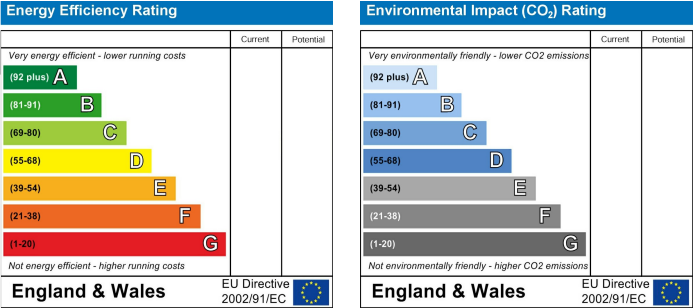
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Area Map



Energy Efficiency Graph



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