



Lilly Hall Road, Maltby



Guide Price £375,000 to £400,000

Marven occupies a **SIZEABLE** privately gated plot on Lilly Hall Road which is a highly regarded residential location in Maltby. It provides flexible split level accommodation with fabulous elevated far reaching Balcony views and with a lower floor level with its own Kitchenette and Shower Room which would be suitable for home workers, as a consulting room or for a dependent relative. First accommodation briefly comprises: Reception Hall with solid wood flooring, Lounge Dining Room with sliding doors to a stunning Balcony, stylish Breakfasting Kitchen with centre Island seating, CONSERVATORY with small decked BBQ patio, Two double Bedrooms and a modern fully wall tiled shower room. Stairs lead to the lower level which has two additional bedrooms, a Kitchenette, Shower Room, Laundry Room with ample under build storage. If you are looking for a **WOW FACTOR** simply step outdoors where you will find an extensive rear garden with a lengthy gated driveway to a DETACHED GARAGE. There is a large recently constructed wooden Patio seating area with a staircase with glass balustrade leading to an upper area which has its own inset Hot Tub and wooden built Steam Room to match. **VIEWING ADVISED. EPC D**

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ACCOMMODATION

- Versatile and most Unique FOUR Bedroom Detached Family Home
- Highly regarded location with Schools Close by
- Large Privately Gated Plot with far reaching Balcony Views
- Amazing Wood built Patio Seating area with steps leading to an upper level with Hot Tub and Steam Room
- Lower Level could suit Dependent Relative or be used as a consulting room with its own Kitchenette
- VIEWING ADVISED



GROUND FLOOR
1071 sq.ft. (99.5 sq.m.) approx.

1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



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FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY
T: 01709 515740 E: info@bartons-net.co.uk

Energy performance certificate (EPC)		
<p>Property address</p> <p>51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY</p> <p>Property type</p> <p>Detached house</p> <p>Energy rating</p> <p>D</p>	<p>Energy rating</p> <p>D</p>	<p>Energy rating</p> <p>D</p>
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