



**Elliott Grove, Dalton** Rotherham S65 3SZ

**Guide Price £200,000 to £205,000**



- Beautifully Presented Detached Home
- Detached Garage with Power & Driveway
- Rear Low Maintenance Upgraded Garden
- Corner Plot Position - Close to Shops & Transport Links
- Three Bedrooms, Two Bathrooms & WC
- Open Plan Kitchen Diner with French Doors
- 8 Year NHBC Warranty Remaining
- FREEHOLD / Council Tax Band C

**Guide Price: £210,000 to £220,000.** This beautifully presented detached home occupies a pleasant corner plot position within the recently built Gleeson Homes Estate of Dalton. Being just a short walk to local shops and schools, with direct transport links to Parkgate and the Town Centre.

The property in brief comprises; Entrance Hall \* WC \* Lounge \* Kitchen Diner \* Three Bedrooms \* En-suite to Master Bedroom \* Family Bathroom \* Low Maintenance and Privately Enclosed Garden \* Driveway and Detached Garage.

#### Entrance Hall

Entry through a composite door into the hall which has tiled flooring, integral blinds and stairs rising up to the first floor. Doors to;

#### WC

Appointed with a WC and hand wash basin. Tiled flooring and integral blinds.

#### Lounge 14' 7" x 11' 3" (4.44m x 3.43m)

Double aspect reception room with laminate flooring, integral blinds and a good sized storage cupboard.

#### Kitchen/Diner 14' 7" x 9' 7" (4.44m x 2.92m)

Appointed with a range of modern base, wall and drawer units with a complimentary work surface above which incorporates a stainless steel bowl sink and drainer. Integral appliances to include; Induction hob, electric oven, extractor hood and dishwasher. Space and plumbing for freestanding appliances. There is tiled flooring, integral blinds and french doors which open out onto the garden.

#### First Floor Landing

Having carpet flooring, loft access and doors to;

#### Bedroom One 11' 3" x 8' 6" (3.43m x 2.59m)

Front facing master bedroom with walk in wardrobe, carpet flooring, integral blinds and door to;

#### En-suite 6' 6" x 5' 11" (1.98m x 1.80m)

Appointed with a tiled shower enclosure, WC and wash basin. There is vinyl flooring, integral blinds and a chrome towel radiator.

#### Bedroom Two 9' 7" x 8' 6" (2.92m x 2.59m)

Front facing double bedroom with carpet flooring and integral blinds.

#### Bedroom Three 8' 2" x 6' 1" (2.49m x 1.85m)

Side facing good sized single bedroom with carpet flooring and integral blinds.



#### Bathroom

Appointed with a three piece suite comprising; Bath with mixer shower attachment, WC and wash basin. There is vinyl flooring, a tiled splash back, integral blinds and chrome towel radiator.

#### Exterior and Gardens

To the front of the property is a low maintenance lawn area. A path leads to the driveway and garage.

The rear of the property is privately enclosed by fencing with a lockable gate giving access to the front of the property and the driveway/garage. There is a large porcelain patio with steps up to an astroturf garden.

#### Garage

Detached garage with a up and over pull garage door. The garage has lighting and power points.



GROUND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		86   A
81-91	B		
69-80	C	83   B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Energy Performance Certificate (EPC)** If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

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### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

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