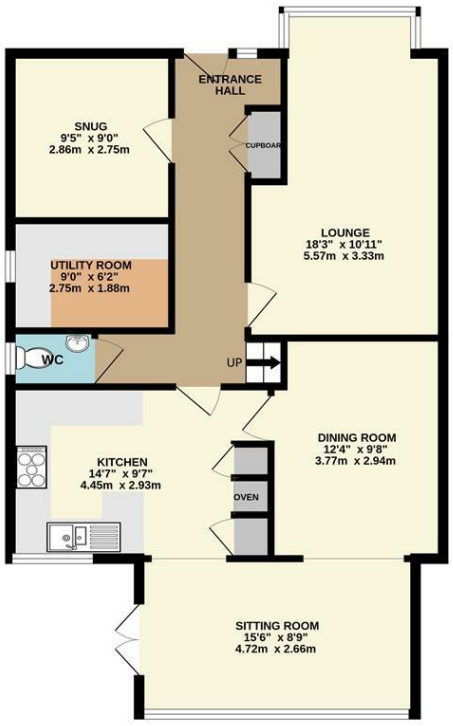
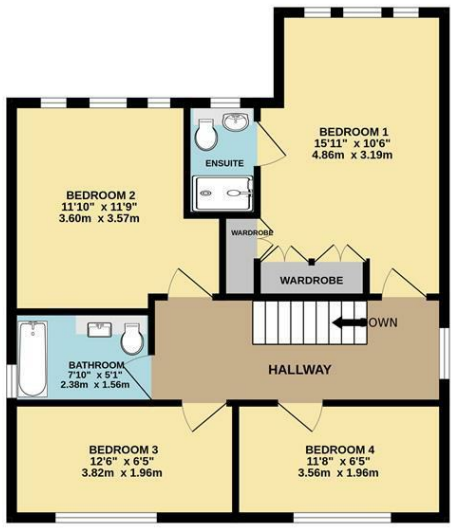
GROUND FLOOR
838 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 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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EADON LOCKWOOD & RIDDLE
ESTº 1840



14, Laxton Close, Rotherham, S66 8SH

Guide Price £320,000

14 Laxton Close, Maltby, Rotherham, S66 8SH

Guide Price £320,000 - £330,000

Situated within a peaceful cul-de-sac in the sought after residential area of Maltby, this impressive extended four bedroom detached family home offers spacious and versatile accommodation throughout, perfectly suited to modern family living.

Upon entering, a welcoming entrance hall leads to a range of well-appointed reception spaces. The generous family lounge provides an ideal setting for relaxation and entertaining, while a separate sitting room offers additional flexibility for growing families. A cosy snug creates the perfect retreat, and the formal dining room provides an excellent space for family meals and social gatherings. The heart of the home offers a well appointed kitchen, complemented by a practical utility room and a convenient ground floor WC.

To the first floor, the property boasts four well proportioned bedrooms, all offering comfortable accommodation. The spacious master bedroom benefits from fitted wardrobes and shower en-suite, while the remaining bedrooms are ideal for family members, guests, or home working requirements. A family bathroom completes the first-floor accommodation.

Externally, the property enjoys an enclosed rear garden, offering a private and secure outdoor space ideal for children, pets, and outdoor entertaining. To the front, off-street parking provides convenient parking for multiple vehicles.

Combining generous living accommodation, a desirable village location, and excellent connectivity to transport links and local amenities, this outstanding detached home presents a rare opportunity for families seeking both space and convenience.

- Extended Four Bedroom Detached home
- Cul de sac location
- Master bedroom complete with En-suite
- Multiple receptions rooms ideal for family living
- Convient WC & Utility Room
- Enclosed rear garden
- Off street parking
- Access to local amenities and Motorway links
- Tax Band D/ Freehold
- EARLY VIEWINGS ADVISED













