



Nursery Drive, Sheffield S35 9XU

Guide Price £275,000

GUIDE PRICE £275,000 TO £300,000

SK Estate Agents are delighted to offer to the market this beautifully presented, four bedroomed, semi-detached property located in this ideal location close to Ecclesfield Park, nearby M1 motorway and the wide range of amenities of Ecclesfield High Street. In brief the property comprises: entrance hallway, open plan lounge/diner, kitchen, three bedrooms and a bathroom to the first floor with a further attic bedroom and en-suite. Benefitting from integral garage, off-street parking and well maintained rear garden. A viewing is highly advised to appreciate the standard of accommodation on offer.

Tenure: Leasehold

Virtual Tour Available



Entrance

Entrance through front-facing composite door into entrance porch. Having tiled flooring, UPVC windows to all sides and further UPVC double glazed door into entrance hallway.

Hallway

Welcoming entrance hallway having carpeted flooring, stairs leading to first floor, central heating radiator and useful under stairs storage cupboard.

Open Plan Lounge/Diner

11'3" x 24'11" (3.44m x 7.61m)

A well presented and proportioned open plan living space benefitting from dual aspect front and rear facing UPVC double glazed window and UPVC double glazed patio doors leading to rear garden and providing ample natural light. Featuring a modern gas fire with cast iron back plate, limestone surround and slate hearth and also having carpeted flooring and central heating radiators.

Kitchen

14'5" x 10'7" (4.40m x 3.25m)

Extended kitchen having a range of white wall and base units with contrasting roll edged worktops incorporating porcelain sink with chrome mixer tap, and four ring electric hob with extractor above. Boasting a double oven, tiled splashbacks and flooring, rear facing UPVC double glazed window and door leading to rear garden and also having space and plumbing for washing machine, dishwasher and freestanding fridge/freezer. Door to integral garage.

First Floor Landing

Having carpeted flooring and side facing UPVC double glazed obscured glass window. Also having additional stairs leading to second floor.

Bathroom

7'3" x 8'2" (2.22m x 2.50m)

Contemporary bathroom with freestanding bath and freestanding chrome swan neck mixer tap. Also having low flush WC, modern square vanity sink with chrome mixer taps and separate glass shower cubicle with with aqua board panels and thermostatic shower with chrome rainwater shower head. Having tiled flooring, modern Victorian style radiator and both side and rear double glazed obscure glass windows.

Bedroom Three

9'8" x 12'4" (2.96m x 3.76m)

Good sized double bedroom having a rear-facing UPVC double glazed window, laminate flooring and central heating radiator.

Bedroom Two

10'5" x 12'6" (3.20m x 3.83m)

Neutrally decorated double bedroom having front-facing UPVC double glazed window, central heating radiator, laminate flooring and ample space for freestanding furniture.

Bedroom Four

6'3" x 7'2" (1.92m x 2.19m)

Single bedroom having front-facing UPVC double glazed window, laminate flooring, and central heating radiator.



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Second Floor Landing

Having carpeted stairs to attic, side facing obscure glass window, built-in storage and additional storage to the eaves.

Attic Bedroom One

11'5" x 13'10" (3.50m x 4.22m)

A good sized principal suite boasting a range of fitted wardrobes into the eaves, air conditioning, carpeted flooring and having both rear and front facing Velux windows.

En-Suite

6'10" x 6'7" (2.10m x 2.03m)

Having white three-piece suite comprising; shower cubicle with thermostatic shower and tiled splash backs, low flush WC and counter mounted sink with chrome mixer tap and storage cupboard beneath. Also having front facing Velux window, cushion flooring and chrome heater towel rail.

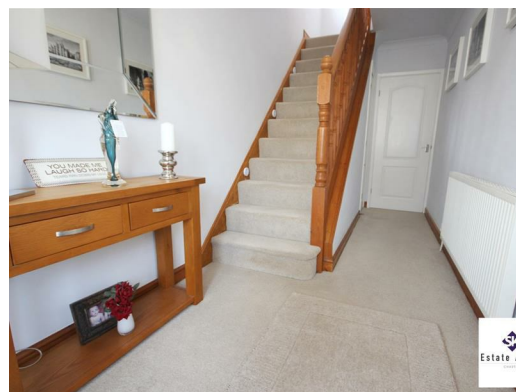
Outside

To the front of the property lies a block paved driveway providing off road parking and leads to the garage. There is also an area laid to lawn.

To the rear of the property lies a well maintained private garden having artificial grass, and an Indian stone patio seating area.

Integral Garage

Garage with up and over door is used for extra storage and houses the boiler.



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and the specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, ground rent and service charges (where applicable) are given as a guide only and should be checked by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remains that of SK Estate Agents



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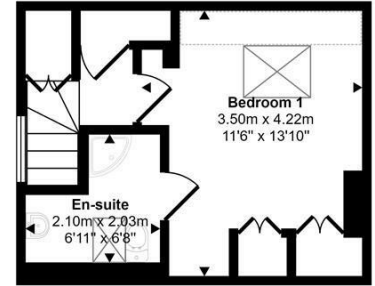
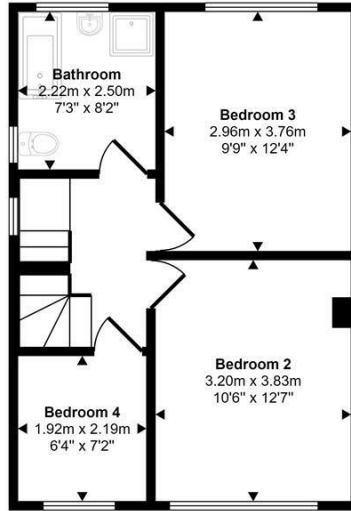
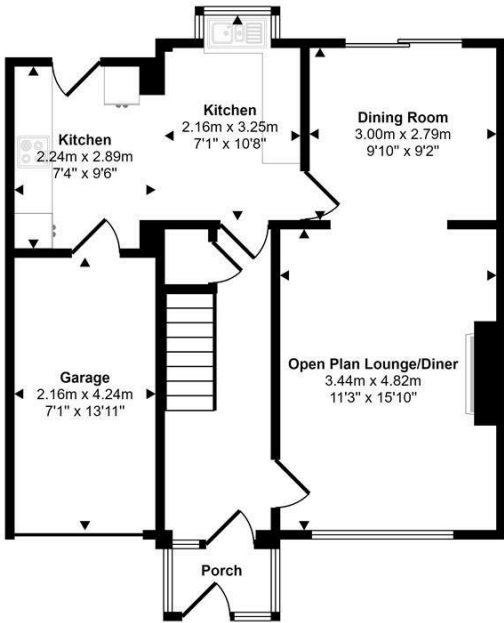
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Approx Gross Internal Area
124 sq m / 1331 sq ft



Ground Floor
Approx 61 sq m / 652 sq ft

First Floor
Approx 41 sq m / 439 sq ft

Second Floor
Approx 22 sq m / 240 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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