



**1 John Hibbard Close, Sheffield  
South Yorkshire S13 9UY**

**Guide price £360,000**

GUIDE PRICE £360,000 - £370,000

Burrells are delighted to bring to the market this four bedroom detached property. This property has been upgraded by the current owners.

In brief the property consists of; entrance hall, two lounges, study, kitchen, downstairs w/c, conservatory, french doors leading onto a landscaped rear garden with large shed. To the first floor are four bedrooms, two with ensuites and a family bathroom. Outside the property has parking for multiple cars. Situated in a popular residential estate in Woodhouse Mill, walking distance to the nature reserve, this property is perfect for families.

Viewing is essential to appreciate what this property has to offer.

Please note: this property is owned by a member of staff at Burrells.

- Detached Property
- Two Ensuites
- Large Corner Plot
- Four Bedrooms
- Air Conditioning To Master Bedroom
- Recently Fitted Kitchen With Quartz Worktop
- Three Reception Rooms
- Upgraded By Current Owner

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## Ground Floor

### Entrance Hall

Composite front door leading through to the inviting entrance hall, built in under stairs cupboard. The hallway offers access to the lounge, dining room, kitchen, w/c and stairs leading to the first floor landing.

### Front Lounge

11'9 x 9'1 (3.58m x 2.77m)

Upvc window to the front elevation, gas central heating, laminate flooring.

### Office/ Study

12'6 x 9'1 (3.81m x 2.77m)

Upvc window to the front elevation, gas central heating radiator, spot lights to ceiling, laminate flooring.

### Rear Lounge

15'8 x 13'10 (4.78m x 4.22m)

Upvc french doors leading onto the rear garden, feature fireplace with oak beam and electric log burner, gas central heating radiator, coving to ceiling.

### Downstair W/C

Upvc obscure window to the side elevation, low flush w/c, pedestal sink, laminate floor.

### Kitchen

15' 2 x 10'3 (4.57m 0.61m x 3.12m )

The kitchen has been recently upgraded, which consists of; matching wall and base units, island with induction hob and integrated extractor, two double ovens, one has microwave feature, dishwasher, space for washing machine and space for an American style fridge freezer, Quartz worktop, leading through to the conservatory;

### Conservatory

12'8 x 12'6 (3.86m x 3.81m)

Solid roof conservatory, giving access onto the rear garden via french door, gas central heating radiator, spotlights to ceiling, laminate flooring.

## First Floor

### Master Bedroom

12' x 15'8 (3.66m x 4.78m )

Three Upvc windows to the front elevation, two double wardrobes with hanging space, air conditioning unit, laminate flooring, access through to the ensuite.

### Ensuite

Three piece suite comprising of; corner shower enclosure, low flush w/c, pedestal sink, fully tiled, spotlights to ceiling.

### Bedroom Two

13'7 x 8'3 (4.14m x 2.51m)

Upvc window to the rear elevation, built in double wardrobe with hanging space, laminate flooring, leading through to the shower room

### Shower Room

Upvc obscure window to the side elevation, enclosed shower cubicle, pedestal sink, chrome towel rail, fully tiled, spotlights to ceiling.

### Bedroom Three

10'4 x 8'10 (3.15m x 2.69m)

Upvc window to the rear elevation, built in wardrobe with hanging space, laminate flooring.

### Bedroom Four

10'4 x 7'1 (3.15m x 2.16m)

Upvc window to the rear elevation, gas central heating radiator

### Family Bathroom

Three piece bathroom suite which comprises of kidney shaped bath with power shower above, pedestal sink, low flush w/c, chrome towel rail, fully tiled, spotlights to ceiling.

## Outside

### Rear Elevation

Blocked paved patio area with various plants, mainly laid to lawn, one step down to a further Indian stone patio area with a further lawned area, blocked paved path leading to a large shed.

### Front Elevation

Parking for several cars, lawn to the side, access to the rear garden via path.



Tel: 01909 475111

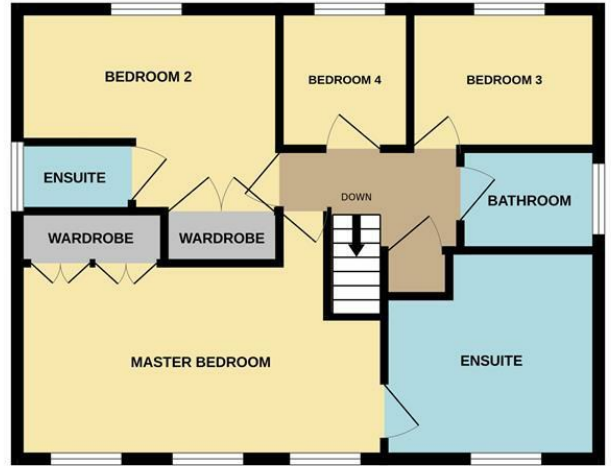
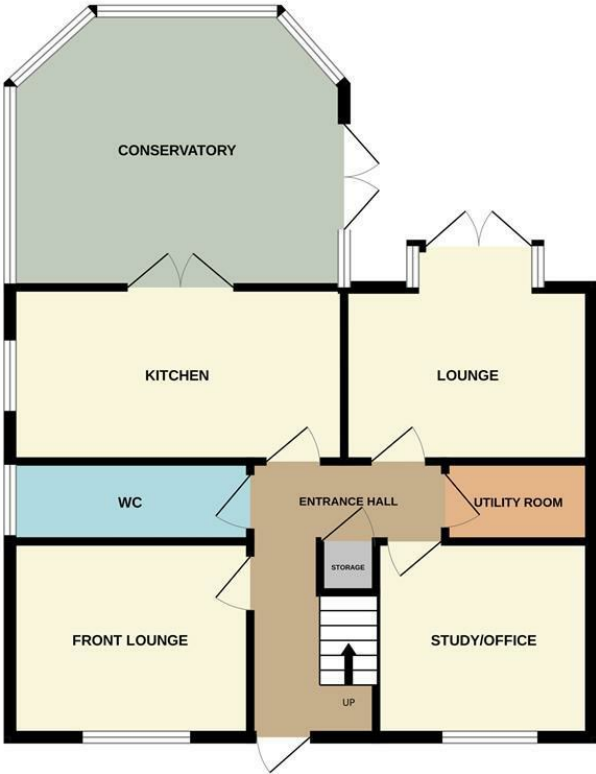


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GROUND FLOOR

1ST FLOOR



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                    |  | 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                             |  | 70      | 84        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  |         |           |
| EU Directive 2002/91/EC   |  |         |           |



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial laundering information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

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