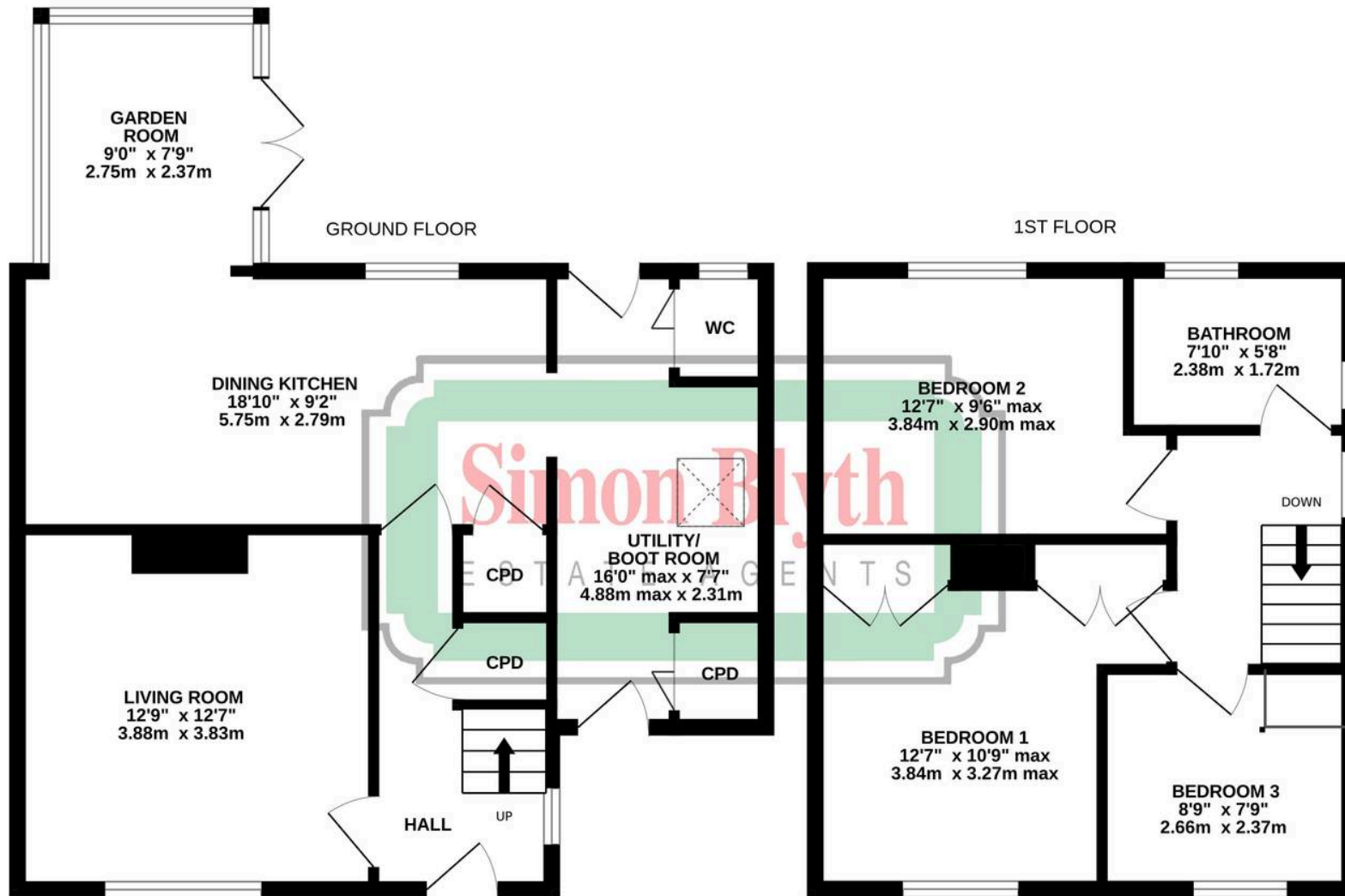




Lee Avenue, Deepcar

Sheffield

Offers in Region of **£209,950**



LEE AVENUE

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Lee Avenue

Deepcar, Sheffield

A BEAUTIFULLY PRESENTED EXTENDED FAMILY HOME FINISHED TO A HIGH STANDARD THROUGHOUT AND OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION IN A TWO STOREY CONFIGURATION WITH SINGLE STOREY EXTENSIONS TO SIDE AND REAR. ENJOYING AN ELEVATED POSITION WITH VIEWS ACROSS THE VALLEY TO THE FRONT.

EPC rating: TBC

Council Tax band: A

Tenure: Freehold





ENTRANCE HALL

Entrance gained via composite and obscure glazed door into entrance hallway with inset ceiling spotlights, central heating radiator, uPVC double glazed window to side and staircase rises to first floor with storage cupboard underneath. Folding timber and glazed door opens through to the lounge.

LIVING ROOM

12' 9" x 12' 7" (3.88m x 3.83m)

A front facing reception space, the main focal point being a multi-fuel stove set within hearth. There is ceiling light, central heating radiator, a uPVC double glazed window to front.

DINING KITCHEN

18' 10" x 9' 2" (5.75m x 2.79m)

From entrance hallway a timber and glazed door opens through to the dining kitchen. A well-proportioned room enjoying a superb open plan layout in an L-shape configuration incorporating single story extension to rear. The kitchen itself has a range of wall and base unit's in a wood effect shaker style with contrasting wood block effect worktops, tiled splashbacks and wood effect laminate flooring. There is space for a Range cooker with chimney style extractor fan over, space for an American style fridge freezer, one and a half bowl ceramic sink with chrome mixer tap over and breakfast bar seating area. The dining space also has ample room for dining table and chairs. There are two ceiling lights and central heating radiator.



GARDEN ROOM

9' 0" x 7' 9" (2.75m x 2.37m)

An archway leads through to the extension which provides lounge space under a solid roof. There is ceiling light, central heating radiator, continuation of the wood effect laminate flooring, uPVC double glazed windows to three sides and twin French doors giving access to rear patio.

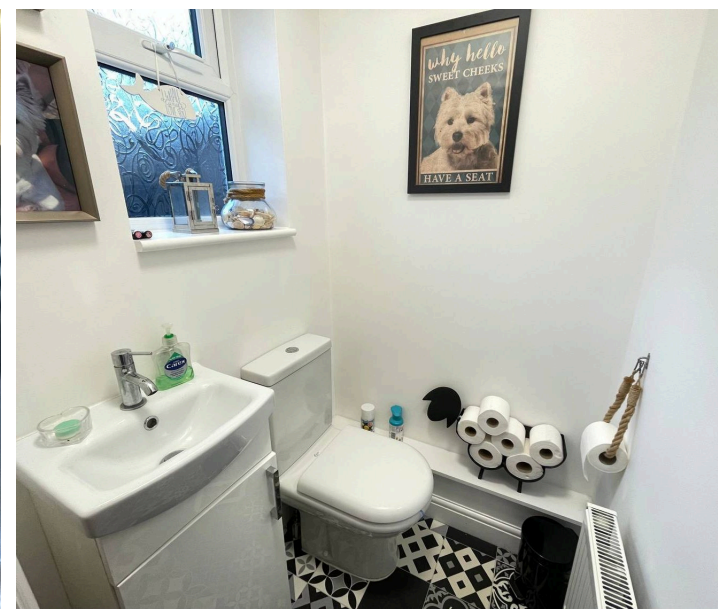
UTILITY/ BOOT ROOM

16' 0" x 7' 7" (4.88m x 2.31m)

From living/ dining/ kitchen archway leads through to utility. A single storey addition to the home, wood effect laminate worktop, underneath there is plumbing for a washing machine, space for a tumble dryer, plumbing for a dishwasher and space for further appliance. The room has ceiling light, vertical radiator, Velux skylight, composite and obscure glazed door to front and uPVC double glazed door giving access to rear garden. Folding doors open to the store area with own uPVC double glazed window to front and additional folding doors open to downstairs WC.

DOWNSTAIRS WC

Comprising of a two-piece white suite in the form of close coupled WC and basin sat within vanity unit with chrome mixer tap over. There is ceiling light, central heating radiator and obscure uPVC double glazed window to rear.





FIRST FLOOR LANDING

Back from entrance hallway staircase rises to first floor landing with stainless steel balustrade. Inset ceiling spotlights, central heating radiator and access to loft via a hatch with drop down ladder and uPVC double goes window to side. Here we gain entrance to the following rooms:

BEDROOM ONE

12' 7" x 10' 9" (3.84m x 3.27m)

An excellently proportioned double bedroom with two banks of fitted wardrobes and ornate fireplace. There is ceiling light, central heating and uPVC double glazed window to front enjoying views across the valley.

BEDROOM TWO

12' 7" x 9' 6" (3.84m x 2.90m)

A further double bedroom with ceiling light, central heating radiator and uPVC double glazed window to rear.

BEDROOM THREE

8' 9" x 7' 9" (2.66m x 2.37m)

A front facing bedroom with views via uPVC double glazed window, ceiling light, central heating radiator and built-in single bedframe.

BATHROOM

Comprising of a three-piece modern white sanitaryware suite in the form of close coupled WC, basin sat within vanity unit with chrome mixed tap over and P-shaped shower bath with chrome mixer tap and mains fed shower over and glazed screen. There are inset ceiling lights, extractor fan, part tiling to walls, chrome towel rail/ radiator and obscure uPVC double glazed window's to rear and side.





GARDEN

Enjoying an elevated position above the road, to the front of the home is a pedestrian metal gate opening onto front garden which is low maintenance, predominantly flagged with perimeter hedging, adding privacy, there is a planting area and part fencing. To the rear of the home is a well sized garden, fully enclosed and positioned over three tiers. Immediately behind the home is a flagged patio seating area with gazebo providing space for hot tub, steps then lead to the middle layer with slate path and two lawned areas planters. Further steps then lead to the top section of garden, which is predominantly gravel, has hard standing for shed, various shrubs. Garden is fully enclosed with perimeter fencing, walling and hedging.





VIEWING:

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Sunday - 11:00 am - 4:00pm



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