







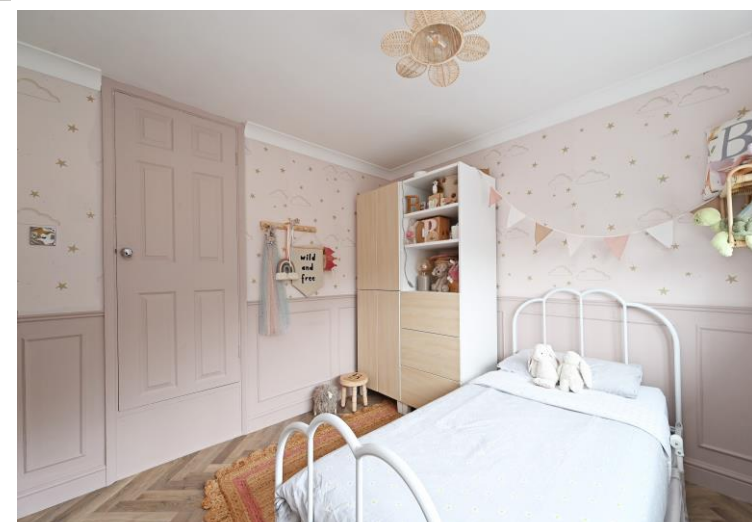
31 Rowan Tree Road

Killamarsh • Sheffield • S21 1FS

Guide Price £230,000 - £240,000

A stunning, effectively extended 3-bedroom semi-detached family home in Killamarsh, S21. Stylishly presented throughout creating a generously proportioned open plan living space, offering dual aspect and direct access to the enclosed rear garden. Benefits from a modern kitchen and bathroom, generous driveway, garage and attractive rear garden. Benefits from combination gas central heating and double glazing. uPVC front door and useful entrance hallway creating ideal cloakroom storage leads through to the generously proportioned open plan, flexible living space. A bright and airy lounge complemented by decorative coving and gas stove adjoins a dining area with doors partitioning a separate family room which overlooks the rear garden, complemented by French doors and media wall. The kitchen is fitted with modern shaker style units, contrasting granite worktops and Belfast sink with a range of integrated appliances which are available by separate negotiation. The first-floor landing provides access to the partially boarded loft space and leads to 3 beautifully presented bedrooms. Bedroom 1 is front facing incorporating walk in shower and made to measure built in wardrobes. Bedroom 2 is a stunning double bedroom styled with pastel tones, panelling and herringbone style floor. Bedroom 3 is a smaller bedroom, ideal for nursery / office / dressing room. The bathroom is designed with modern white suite styled with brass fittings and finished with modern tones and contrasting hexagonal tiling. Externally a generous driveway creates off street parking for multiple vehicles leading to a detached garage. The south facing, enclosed rear garden features a stone patio, ideal for entertaining, raised lawn and playhouse. Killamarsh is well placed for a good range of local amenities including shops and schools, the motorway network together with Sheffield, Chesterfield and Rother Valley Country Park are all within easy reach.





- Semi Detached Family Home in Killamarsh, S12
- 3 Beautifully Presented Bedrooms
- Stylish Bathroom with Modern Suite
- Generously Proportioned Accommodation
- Lights & Airy Open Plan Living Space
- Modern Kitchen
- Attractive South Facing Rear Garden
- Generous Driveway & Garage
- Freehold
- Council Tax Band B, EPC TBC



31 ROWAN TREE ROAD

APPROXIMATE GROSS INTERNAL AREA = 91.8 SQ M / 987 SQ FT

GARAGE = 13.1 SQ M / 141 SQ FT

TOTAL = 104.9 SQ M / 1128 SQ FT

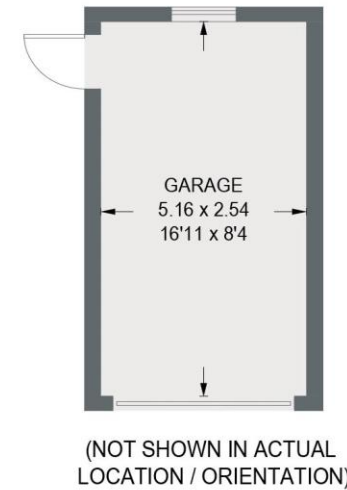
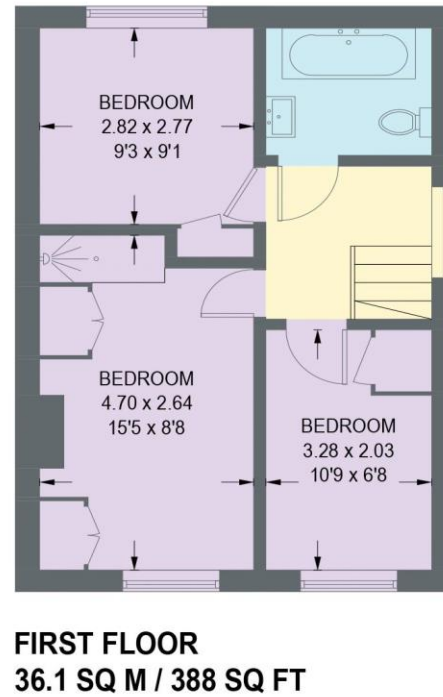
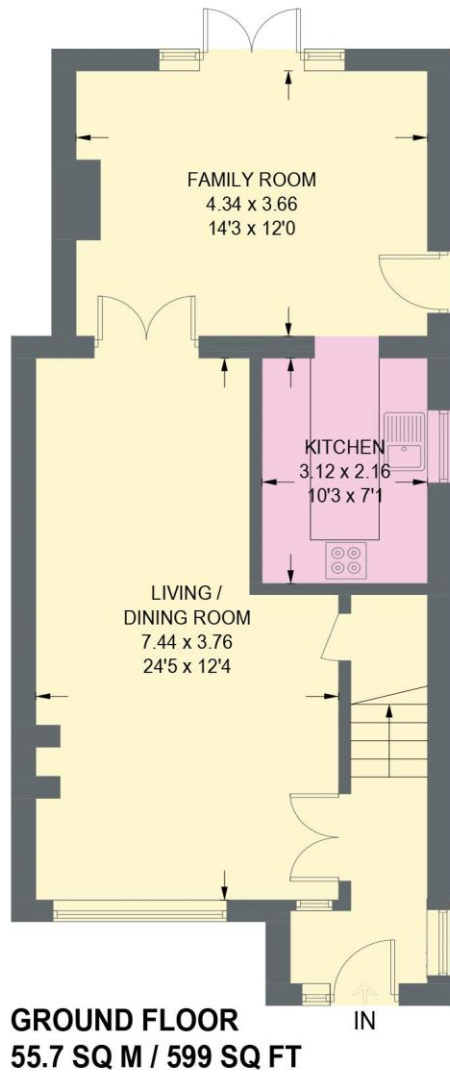


Illustration for identification purposes only,
measurements are approximate, not to scale.



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