







## 10 Winchester Avenue

Sheffield • South Yorkshire • S10 4EA

Guide Price £400,000 to £425,000

An attractive, 3 bedroom detached property in the sought-after location of Fulwood S10, with a south facing rear garden, double drive and a garage store at the rear. Beautifully presented with light and airy accommodation which benefits from recently fitted uPVC double glazing, composite and bi-fold doors, combination gas central heating, Kitchen and Bathroom. Occupying a sought-after cul-de-sac location. A composite door leads to the entrance porch, a further composite door leads to the living room with feature pillared fire surround with raised hearth upon which sits a multi fuel burner. Folding doors lead to the open plan dining / kitchen Fitted with a superb range of dove grey 'Shaker' style wall and base units with integrated 4 ring induction hob, electric double oven and fridge/freeze, space and plumbing for both a dishwasher and washing machine. Wall mounted combination boiler conveniently hidden within the wall units, LVT marble effect flooring and Bi-fold anthracite doors to the garden. Upstairs there are 2 double bedrooms and a further single. The newly fitted family bathroom boasts a 3-piece suite with shower over bat, part tiling, underfloor heating, ladder style radiator and a patterned tiled floor. Outside to the front is a double driveway and a mature front garden, to the rear is a garage store and a further tarmac area. To the rear is a flagged patio and garden which is laid predominantly to lawn, wood store (available by separate negotiation) all fully enclosed by rustic fencing and mature hedging. Winchester Avenue is ideally placed for a range of local amenities including catchment for reputable local schools, excellent transport links to the hospitals, universities and city centre and is in close proximity to local parks, shops and the Peak District.



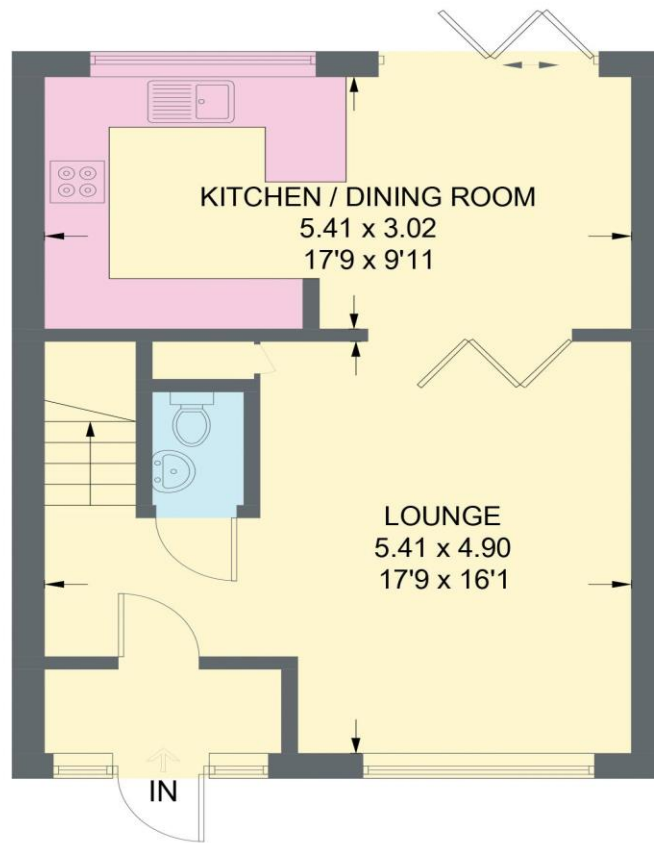


- Detached Family Home
- 3 Bedrooms
- Recently fitted uPVC Double Glazing and Composite doors
- Recently fitted Combination Gas Central Heating
- Modern Fitted Kitchen
- White Bathroom Suite
- Bi Fold doors in the Kitchen / Dining Room
- Double Driveway, Garage Store

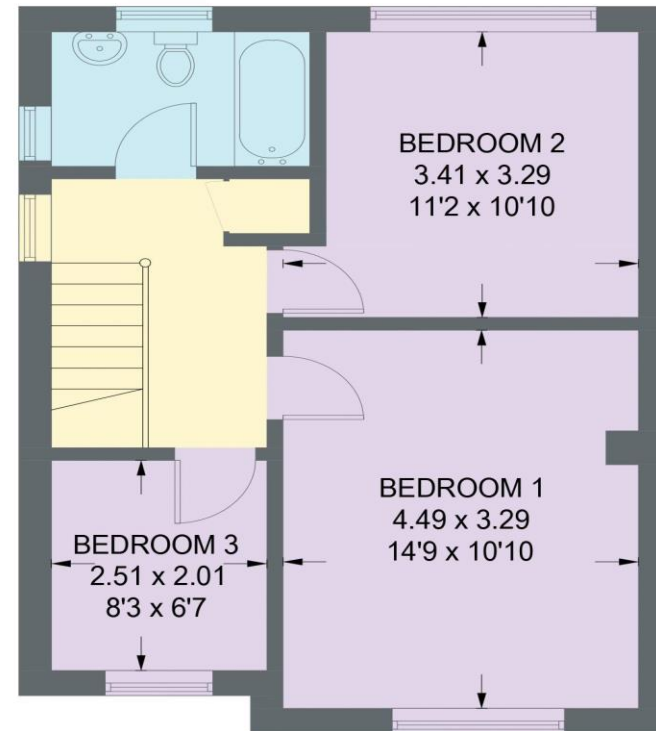


# 10 WINCHESTER AVENUE

APPROXIMATE GROSS INTERNAL AREA = 84.7 SQ M / 912.5 SQ FT



**GROUND FLOOR**  
**43.3 SQ M / 466.5 SQ FT**



**FIRST FLOOR**  
**41.4 SQ M / 446 SQ FT**

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.