



5 Burncross Drive,  
Burncross, Sheffield, S35 1DJ

**Offers in the region of £325,000**





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Welcome to Burncross Drive in the charming area of Burncross, Sheffield! This delightful detached house boasts a recent renovation in 2023, offering a fresh and modern living space for its new owners.

As you step inside, you'll be greeted by the open plan living area, perfect for entertaining guests or simply relaxing with your loved ones. The bespoke fitted kitchen adds a touch of elegance to the home, making cooking a joy for any aspiring chef.

With three cosy bedrooms, there's plenty of space for a growing family or for those who enjoy having a home office or guest room. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

One of the standout features of this property is the ample parking space available. With parking for two cars and a garage, you'll never have to worry about finding a spot for your vehicles or having guests over.

Close to amenities such as the doctors surgery, schools and shops. Motorway links are also a short driveway ideal for commuters.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Burncross Drive for yourself!

FREEHOLD

### Entrance Hallway

External door into the hallway. Stairs to the first floor landing and door into the lounge. Door into the WC.

### WC

Front facing window. WC and sink.

### Lounge and Dining Area

Front facing window. Space for a dining table and chairs along with a seating area creating an open plan space leading to the kitchen. Under the stairs room with utility area which has space for a washing machine and dryer along with storage. Spot lights throughout and double designer radiators.

### Kitchen

Bespoke kitchen with wall and base units with integral dishwasher, wine cooler, induction hob with extractor fan, warmer drawer, single oven with grill and rotisserie, combination microwave, fridge freezer, under counter freezer, tall larder units, pull out corner units, remote controlled dimming under counter lights, bowl and a half sink, kitchen island with storage and space for stools. Double patio doors leading to the garden. Rear facing window.

### Landing

Doors into the bedrooms and bathroom. Built in storage cupboard.

### Bedroom One

Front facing window. Space for a king bed and fitted sliding wardrobes.

### Bedroom Two

Rear facing window. Space for a king bed and fitted sliding wardrobes.

### Bedroom Three

Rear facing window. Space for a bed.

### Bathroom

Front facing window. WC, vanity storage sink and bath with shower over.

### Exterior

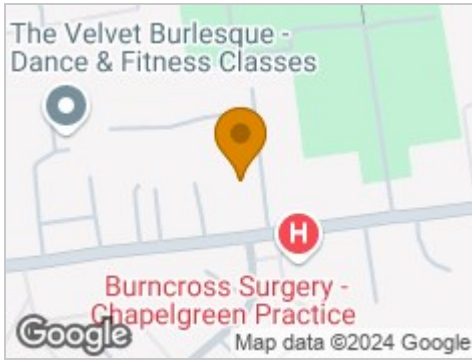
To the front of the property there is a lawn and driveway for multiple cars leading to the garage. Gate with access to the rear garden where you will find two composite decked areas and a low maintenance pebbled area with raised flower beds and fence surrounding. Outside power points and tap. The house is also alarmed.

### Garage

Fully alarmed with power and lighting. Up and over door.



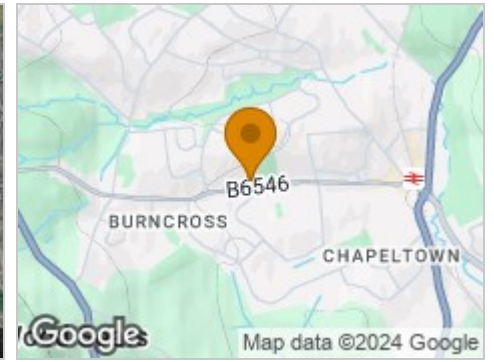
## Road Map



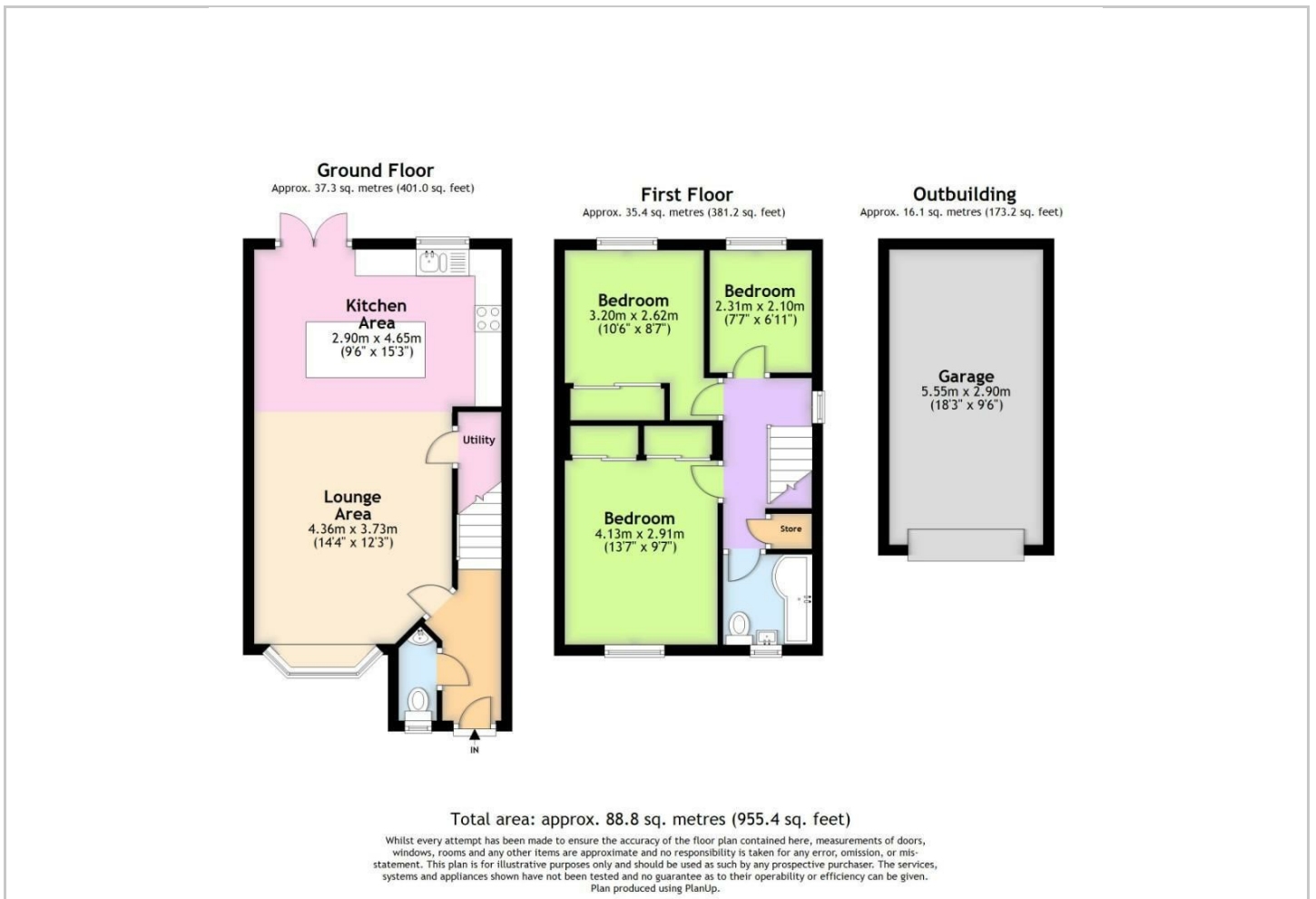
## Hybrid Map



## Terrain Map



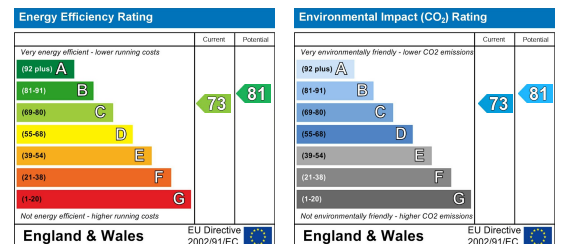
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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