



## 25 Nethergreen Gardens, Killamarsh, Derbyshire, S21 1FX

Offers In The Region Of £225,000

- DETACHED BUNGALOW
- POPULAR AND CONVENIENT LOCATION
- OFF ROAD PARKING AND GARAGE
- GAS FIRED CENTRAL HEATING
- THREE BEDROOMS
- NO CHAIN
- LOW MAINTENANCE GARDENS
- WELL PRESENTED ACCOMMODATION
- CONSERVATORY
- UPVC DOUBLE GLAZING

# 25 Nethergreen Gardens, Killamarsh, Derbyshire, S21 1FX

Andersons are delighted to offer to the market this charming detached bungalow which is located in the popular village of Killamarsh on a quiet cul de sac. The property has been a well loved and well maintained home but would benefit from some cosmetic upgrading. Having uPVC double glazing throughout, gas fired central heating, well presented shower room, a fitted kitchen, single garage and low maintenance gardens.

Nethergreen Gardens is located close to the heart of Killamarsh, which is well served by a host of local amenities and schools, also well placed for Rother Valley Country Park, Crystal Peaks Shopping Centre and major road and motorway networks.

The accommodation briefly comprises: Ground Floor: Entrance Hall, Kitchen, Living Room, Conservatory, Three Bedrooms and Shower Room. Outside sees well maintained, low maintenance gardens to the front and rear, a driveway provides ample car standing and in turn leads to a single garage.



Council Tax Band: C



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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A uPVC double glazed front door opens to the entrance hall, where there is a central heating radiator, dado rail, wood effect laminate flooring and useful storage cupboard.

#### KITCHEN

8'8" x 7'6"

Fitted with a range of white fronted units above and below granite effect work surfaces and complimentary tiled splash backs. Incorporated within these units is a one and a half bowl sink, single drainer and mixer taps. There is space for a free standing cooker with extractor hood over, space for a fridge freezer and space and plumbing for an automatic washing machine\*. There is also a side

facing uPVC double glazed window, coving and a built in cupboard houses the wall mounted Ideal Logic max boiler.

#### LIVING ROOM

14'6" x 10'7"

Having a front facing uPVC double glazed window, coving to the ceiling, a central heating radiator and a feature fire place.

#### BEDROOM ONE

10'9" 10'9"

Having a rear facing uPVC double glazed window, a central heating radiator, coving to the ceiling, wall lights and a range of fitted bedroom furniture including vanity dresser and wardrobes with hanging, shelf and overhead storage.

#### BEDROOM TWO

9'7" x 8'8"

Having a front facing uPVC double glazed window, wood effect laminate flooring, Delft shelf and a central heating radiator.

#### BEDROOM THREE

10'9" x 8'8"

Currently utilised as a formal dining room, but was originally bedroom three. Having a central heating radiator, laminate wood effect flooring, coving and rose to the ceiling, built in storage cupboard and access to the loft storage space. Rear facing uPVC double glazed patio doors lead out into the;

#### CONSERVATORY

10'11" x 9'1"

Being of uPVC construction and benefiting from a fan light, laminate wood effect flooring and remote controlled blinds. uPVC French doors lead out onto the rear garden.

### SHOWER ROOM

6'4" x 5'6"

Being fitted with a three piece suite comprising of an enclosed corner shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin. There is a central heating radiator, uPVC panelled walls, extractor fan and vinyl flooring.

### OUTSIDE

To the front of the property there is a low maintenance gravel garden with shrub and floral beds. A block paved driveway provides ample car standing space and in turn leads to a good sized garage with electric roller door.

The rear of the property has been landscaped to include seating areas, artificial turf, raised beds, gravelled areas and a green house.

### GARAGE

21'1" x 7'7"

Having an electric roller door and benefiting from power points and a rear personnel door.

### GENERAL

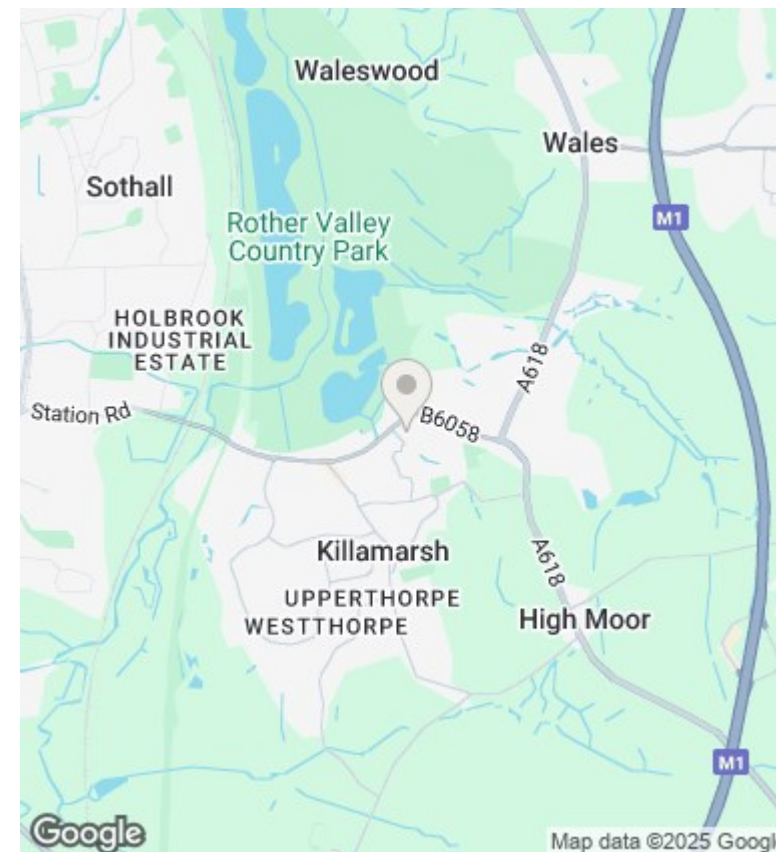
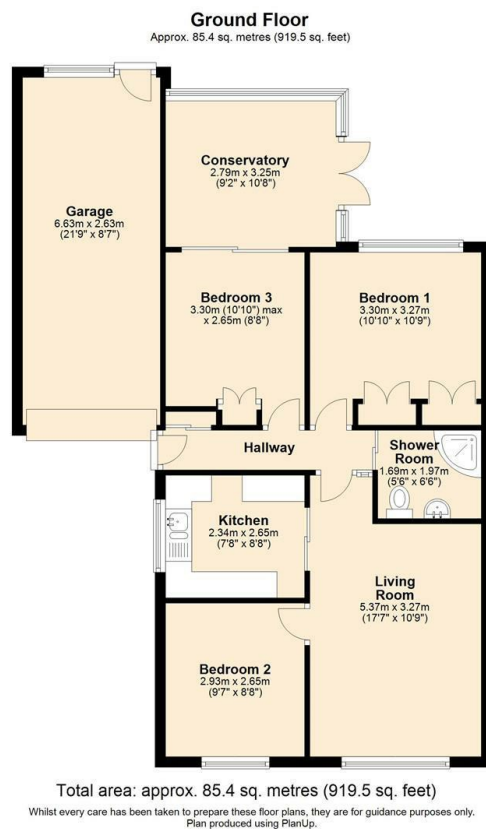
We are informed by the seller that the tenure of this property is Freehold. Confirmation/verification of the tenure has been requested. Please consult us for further details.

\* White goods available by separate negotiation.

The sale of this property is subject to Probate. The application has been submitted and we anticipate the Grant of Probate to be returned within the time line of a 'normal' sale. However we cannot guarantee this so please take this into consideration if you wish to offer on this property.







## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## Council Tax Band

B C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC