



115 DEVONSHIRE DRIVE SHEFFIELD, S25 4AP

£210,000
LEASEHOLD

Only by viewing this immaculately presented and extended four bedroom semi detached family house can the standard of interiors be appreciated. The property is situated in a very much sought-after village location close to local shops, schools, amenities and is close to the A1 and M1 motorway links. In brief the property comprises of an entrance hallway, extended open plan living dining room, fitted kitchen and luxury downstairs shower room. On the first floor are four well proportioned bedrooms and a modern four piece family bathroom suite. Outside is an extensive concrete print driveway with parking for several vehicles and wrought gates giving access to the rear garden and detached garage. The property also benefits from having a woodland area to the rear adding privacy.

**Kendra
Jacob**

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115 DEVONSHIRE DRIVE

- BEAUTIFULLY PRESENTED & EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- MUCH SOUGHT AFTER VILLAGE LOCATION
- EXTENDED KITCHEN
- EXTENDED OPEN PLAN LIVING DINING ROOM
- LUXURY DOWNSTAIRS SHOWER ROOM
- FOUR BEDROOMS
- FOUR PIECE FAMILY BATHROOM SUITE
- CONCRETE PRINT DRIVEWAY WITH PARKING FOR SEVERAL VEHICLES
- DETACHED GARAGE AND ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SCHOOLS AND AMENITIES



ENTRANCE HALLWAY

Having a front facing UPVC double glazed obscure window and entrance door leading into the welcoming entrance hallway, central heating radiator, modern glass staircase leading to the first floor landing and doors giving access into the living room and downstairs shower room.

OPEN PLAN LIVING DINING ROOM

An extended living dining room, front facing UPVC double glazed bow window, rear facing UPVC double glazed window, three central heating radiators, coving to the ceiling, power points, TV point and the focal point of this room is a beautiful feature fireplace with an electric coal effect fire.

KITCHEN

An extended fitted kitchen having an extensive range of wall and base units with complimentary work surfacers incorporating a sink unit with mixer tap, fitted electric oven four ring ceramic hob with an electric extract fan set above, integrated dishwasher, plumbing for the automatic washing machine and space for a freestanding fridge freezer, fully tiled to the walls, laminated wood flooring, power points, side facing and rear facing UPVC double glazed windows and a side facing entrance door leading out into the garden.

DOWNSTAIRS SHOWER ROOM

A luxury suite in white comprising of a double walk-in shower unit with an electric shower and mermaid style splashbacks, modern wall hand wash basin, low flush WC, fully tiled to the walls, laminated flooring, towel radiator,

electric extractor fan and a side facing obscure UPVC double glazed window.

FIRST FLOOR LANDING

Having a side facing obscure UPVC double glazed window, access hatch to the loft space with loft ladder, light and is boarded.

BEDROOM ONE

A spacious master bedroom, front facing UPVC double glazed window, central heating radiator, power points and an extensive range of fitted wardrobes to two walls.

BEDROOM TWO

Having a rear facing UPVC double glazed window, central heating radiator, laminated wood flooring, cylinder cupboard, power points, TV point and a range of fitted furniture to one wall.

BEDROOM THREE

Having a rear facing UPVC double glazed window, central heating radiator and power points.

BEDROOM FOUR

Currently being used as an office, rear facing UPVC double glazed window, central heating radiator and power points.

FAMILY BATHROOM

A four piece suite in white comprising of a panelled bath, walk-in shower unit with an electric shower, vanity hand wash basin and low flush WC, fully tiled to the walls, tiled flooring, central heating radiator, downlighting to the ceiling, electric extractor fan and a front facing obscure UPVC double glazed window

OUTSIDE

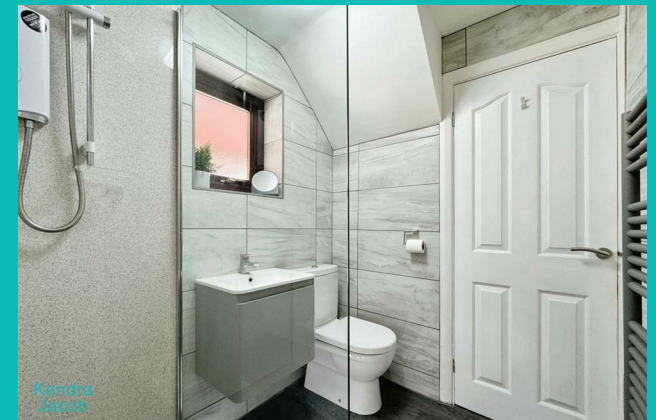
To the front of the property is an extensive concrete print driveway that leads to the side of the property, double wrought iron gates leading to the detached garage and rear garden.

To the rear of the property is an enclosed garden, mainly laid to lawn, raised composite deck seating area and outside lighting. To the rear of garden is a woodland area adding privacy.

GARAGE

A detached garage with up and over door, side entrance door, side facing window, power and light.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1091.20 sq ft

Tenure – Leasehold



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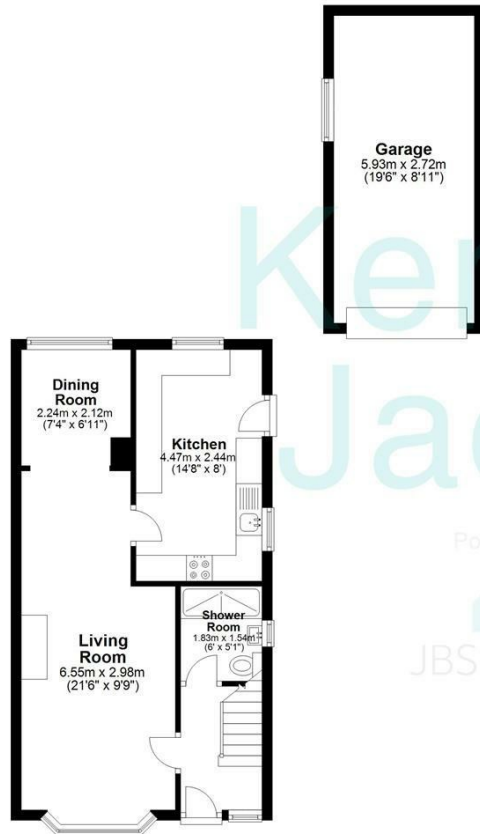


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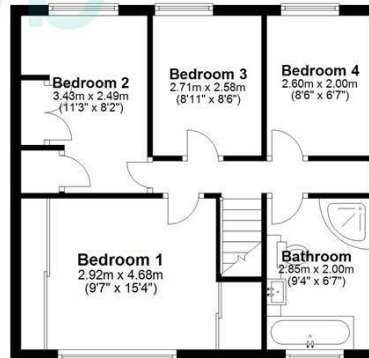


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Ground Floor
Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor
Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 101.4 sq. metres (1091.2 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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