







## Property Description

A well presented three bedroom detached property located in a quiet cul-de-sac in Sheffield.

The ground floor provides light and airy open plan living space with an entrance hall, cloakroom, lounge with log burner, kitchen diner with breakfast bar and conservatory. Upstairs there are three good size bedrooms. The master benefits from an en suite with walk-in shower and there is also a family bathroom.

There is a separate garage to the front of the property with off-street parking for one car (shared access to driveway). The rear garden is a great size with lawn, patio and seating areas. This would make a lovely family home. Viewing is highly recommended.

## Ground Floor

### Entrance Hall

Double glazed door to front, double glazed window to side aspect, understairs storage and radiator.

### Cloakroom

Double glazed window to side aspect, wash hand basin and vanity, WC and radiator.

### Lounge

14' 6" x 11' 11" ( 4.42m x 3.63m )

Double glazed bay window to front aspect, TV and telephone points, Karndean flooring and radiator.

### Kitchen Diner

19' 11" x 8' 7" ( 6.07m x 2.62m )

Fully fitted kitchen with breakfast bar, a range of wall and base units, quartz work surfaces and splashback, sink and drainer, integrated appliances including fridge/freezer, dishwasher, washing machine, double oven and radiator.

### Conservatory

17' 3" x 11' 9" ( 5.26m x 3.58m )

Double glazed windows to side and rear aspect, French doors leading to garden, tiled flooring with underfloor heating. Solid, tiled roof.

## First Floor

### Landing

Loft access.

### Bedroom One

11' 8" max x 10' ( 3.56m max x 3.05m )

Double glazed window to rear aspect, fitted wardrobe and radiator.

### En Suite

Double glazed window to rear aspect, wash hand basin with vanity, double shower cubicle, WC and heated towel rail.

### Bedroom Two

11' 1" x 8' 5" ( 3.38m x 2.57m )

Double glazed window to front aspect and radiator.

### Bedroom Three

7' 11" x 7' 9" ( 2.41m x 2.36m )

Double glazed window to front aspect, overstairs storage cupboard and radiator.

### Bathroom

Double glazed window to side aspect, wash hand basin, bath with shower over, WC, partly tiled and radiator.

## Outside

### Front Garden

Private lawned frontage with pathway leading to front door.

### Rear Garden

A good size rear garden, astroturf, patio area and various mature trees. Side access.

### Parking

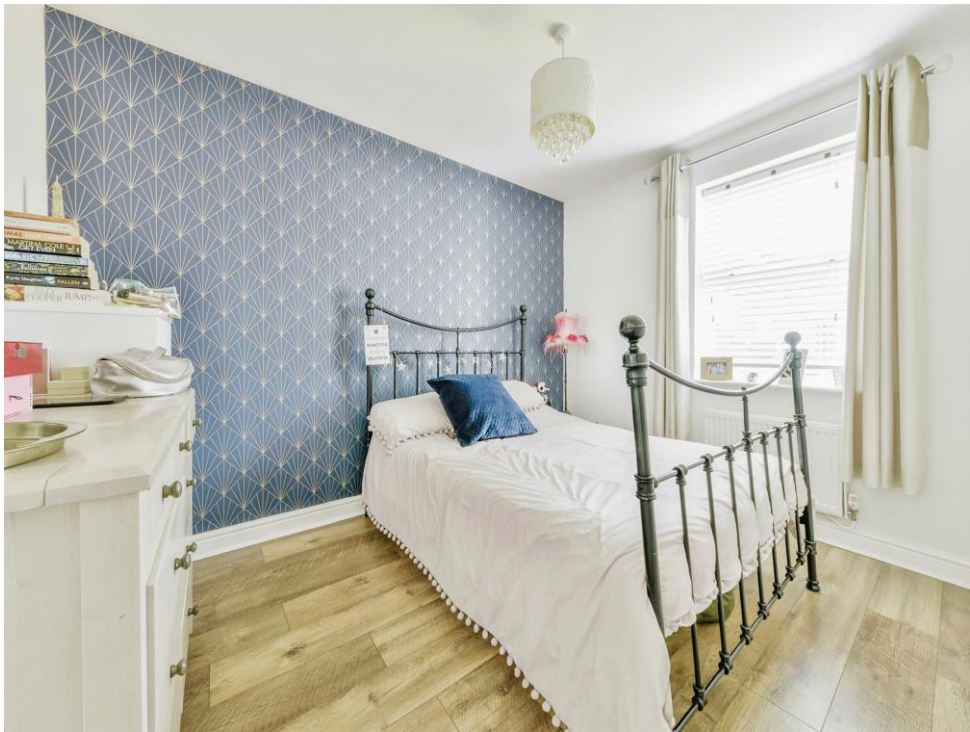
Dropped kerb with space for one car in front of garage. Shared access to driveway.

### Detached Garage

Up and over door, power and lighting.



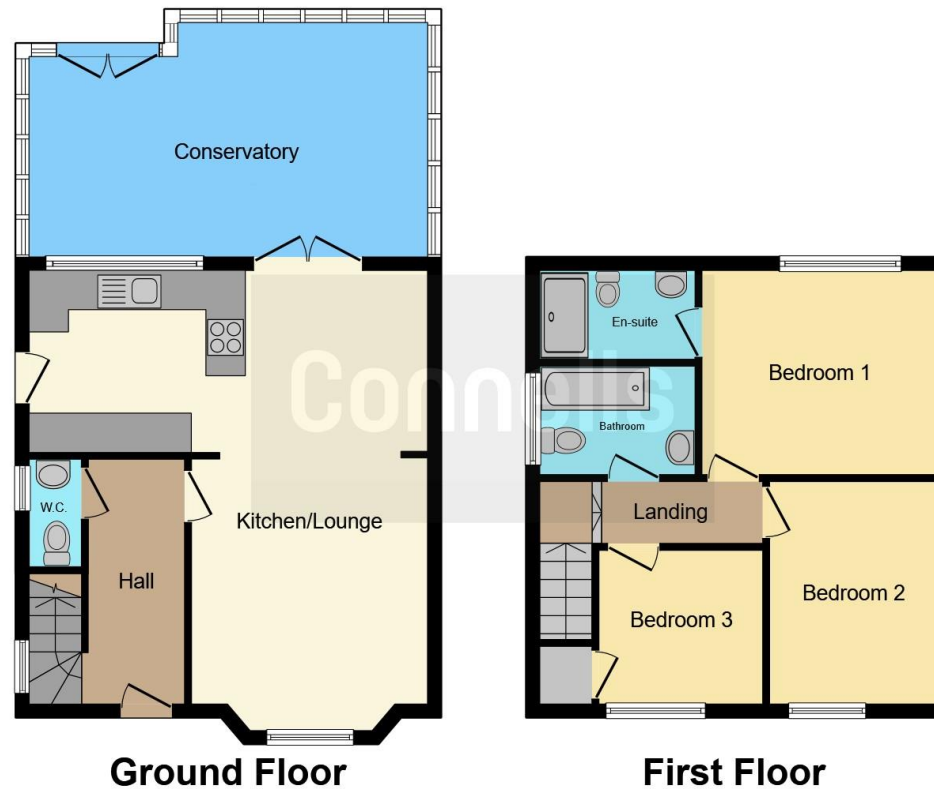












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**EPC Rating: D**

Tenure: Freehold

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