



**John Hibbard Close, Woodhouse**

**welcome to**

**John Hibbard Close, Woodhouse**

Stunning 4-bedroom detached house in Woodhouse, ample parking with driveway leading to a spacious garage, modern kitchen and 4 bathrooms. Public transport links, Sheffield Parkway, Motorway links, good schools as well as local amenities close by.



### Hall

Having an entrance door, radiator and laminate flooring, understairs cupboard.

### Wc

Having a WC and wash hand basin. Partial tiling to the walls and floor and radiator.

### Dining Kitchen

10' 2" x 13' 5" ( 3.10m x 4.09m )

Having a range of modern style high gloss wall and base units, inset sink with rolled edge work surfaces. NEFF appliances which include, induction hob and electric oven, dish washer, washing machine and fridge freezer. Built in microwave. Rear facing double glazed window, radiator and a door leads to the rear garden. Spot lights.

### Lounge

13' 9" max x 13' 5" ( 4.19m max x 4.09m )

Having double glazed French doors leading to the rear garden and radiator. A feature of the room is the fire place with electric fire.

### Orangery

12' 10" x 13' 1" ( 3.91m x 3.99m )

Having double glazed windows and French doors, radiator and laminate flooring.

### Dining Room

9' 2" x 11' 10" ( 2.79m x 3.61m )

Two front facing double glazed windows and radiator.

### Landing

Having a radiator and loft access can be obtained.

### Bedroom One

12' 6" x 12' 2" ( 3.81m x 3.71m )

Three front facing double glazed windows, radiator and fitted wardrobes. Dressing area.

### En-Suite

A suite comprising vanity sink unit and concealed WC, shower cubicle. Partial tiling to the walls and

floor, front facing double glazed window and heated towel rail.

### Bedroom Two

9' 6" x 13' 1" ( 2.90m x 3.99m )

Rear facing double glazed window and radiator.

### Bedroom Three

8' 10" x 10' 2" ( 2.69m x 3.10m )

Rear facing double glazed window and radiator.

### Bedroom Four

7' 3" x 10' 2" ( 2.21m x 3.10m )

Rear facing double glazed window and radiator.

### Bathroom

A suite comprising bath with mixer tap attachment, vanity sink unit and concealed WC. Partial tiling to the walls and floor, radiator and side facing double glazed window.

### Drive & Garage

A drive leads to the garage which houses the central heating boiler and has power and light.



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## **John Hibbard Close, Woodhouse**

- Freehold Applied For
- Four bedrooms, Two en-suites
- Driveway & Garage
- Impressive modern kitchen
- No chain

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£360,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK113565 - 0003

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