



**Cleeve Hill Gardens, Waterthorpe SHEFFIELD**



**welcome to**

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Welcome to this charming three-bedroom detached house, perfect for families and those seeking a spacious, modern, comfortable home. This freehold property is situated in the desirable location of Waterthorpe and offers the convenience of off-road parking for two cars.



### **Entrance Porch**

Having a entrance door and store cupboard. A further door leads to the hallway.

### **Hallway**

Having a feature tiled floor, radiator and stairs leads to the first-floor accommodation. Useful understairs cupboards.

### **Wc**

Having a wc and wash hand basin. Large towel radiator, tiled floor and front facing double glazed window.

### **Lounge**

11' 9" x 13' 5" ( 3.58m x 4.09m )

A beautiful spacious lounge with front facing double glazed window and radiator. French doors leads to the dining kitchen.

### **Dining Kitchen**

19' 5" x 10' 9" ( 5.92m x 3.28m )

Having a range of modern style wall and base units, inset double sink with rolled edge solid oak work surfaces. Gas hob and electric double oven and extractor above. Wine cooler and breakfast bar. Rear facing double glazed window and French doors leads to the rear garden. Under floor heating.

### **Landing**

Side facing double glazed window and loft access can be obtained.

### **Bedroom One**

11' 1" x 14' 1" ( 3.38m x 4.29m )

A beautiful front facing bedroom with built in sliding door wardrobes, central heating radiator and front facing double glazed window.

### **Bedroom Two**

13' x 11' 1" ( 3.96m x 3.38m )

Generously spacious second bedroom with a central heating radiator and rear facing double glazed window.

### **Bedroom Three**

8' 8" x 7' 8" ( 2.64m x 2.34m )

Rear facing double glazed window and radiator.

### **Bathroom**

A suite comprising bath with shower above, concealed wc and vanity sink unit. Heated towel rail and front facing double glazed window. Partial tiling to the walls and tiled floor.

### **Garden Office/Summer House**

Large low maintenance back garden with artificial grass and patio, Garden office/summer house situated in the garden, which is 12 x 8. Fully insulated with electric heater. Fully cladded inside with rubber roof, grey upvc French doors and windows and laminate flooring.

### **Drive & Garage**

Low maintenance double driveway with space for two cars and also a garage which provides power and light. Includes access to the back of the house via a secure gate. Decorative pebbles to the front garden. Electric car charger point.



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## Cleeve Hill Gardens, Waterthorpe SHEFFIELD

- Impressive detached property
- Three beautiful bedrooms
- Double driveway and garage
- Low maintenance garden
- Spacious dining kitchen

Tenure: Freehold EPC Rating: A

# £320,000



Please note the marker reflects the  
postcode not the actual property

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