



**Waterfield Mews, Westfield Sheffield**

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**welcome to**

**Waterfield Mews, Westfield Sheffield**

This beautifully presented three-bedroom detached home in the sought-after providing great access to Crystal Peaks and Supertram Links and offers both comfort and style, making it an ideal family home.



### **Porch**

Having an entrance door, radiator and a further door leads to the kitchen/breakfast room.

### **W/C**

Having a w/c and wash hand basin, radiator and front facing double glazed window.

### **Kitchen/Breakfast Room**

15' 6" x 11' 1" ( 4.72m x 3.38m )

Having a range of wall and base units, inset sink with rolled edge work surfaces and tiled splash backs.

Gas hob and electric oven with extractor above, space and plumbing for washing machine and dishwasher. Breakfast bar and two radiators, front and rear facing double glazed windows. A door leads to the conservatory.

### **Lounge**

16' 3" x 11' 1" ( 4.95m x 3.38m )

Front facing double glazed window, two radiators and laminate flooring. An open plan staircase leads to the first-floor accommodation. Patio doors leads to the conservatory.

### **Conservatory**

10' 5" x 16' 7" ( 3.17m x 5.05m )

Having double glazed windows and French doors leads to the rear garden, radiator. A courtesy door leads to the office space.

### **Office/Study Room**

10' 2" x 9' 6" ( 3.10m x 2.90m )

Rear facing double glazed window.

### **Landing**

Having a store cupboard and loft access can be obtained.

### **Bathroom**

A suite comprising bath with mixer tap attachment, shower cubicle, wc and wash hand basin. Partial tiling to the walls, radiator and front facing double glazed window.

### **Bedroom One**

9' 1" x 10' 1" ( 2.77m x 3.07m )

Rear facing double glazed window and radiator. Fitted wardrobes.

### **Bedroom Two**

9' 6" x 9' 7" ( 2.90m x 2.92m )

Rear facing double glazed window and radiator. Fitted wardrobes.

### **Bedroom Three**

7' x 10' 1" ( 2.13m x 3.07m )

Front facing double glazed window and radiator. Fitted wardrobes.

### **Storage**

8' 1" x 9' 6" ( 2.46m x 2.90m )

There is a storeroom which was previously a garage and has a roller shutter door.

### **Gardens**

To the rear of the property is a generous sized garden, well stocked plants and shrubs, paved seating area and gravelled area. The is access via a side gate, two garden sheds. Outside tap and double electric socket.



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welcome to

## Waterfield Mews, Westfield Sheffield

- Detached property
- Three spacious bedrooms
- Off road parking
- Generous sized garden
- Close to local amenities

Tenure: Freehold EPC Rating: D

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK113587 - 0004

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