

22 Cardoness Drive, Crosspool, Sheffield, S10 5RW  
£415,000

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Council Tax Band: C

A spacious and well presented three bedroom extended semi detached home, which is located on this popular road in Crosspool and enjoys far reaching views! Perfect for families, the property has modern styled fittings including an open plan dining kitchen, a larger than average south westerly facing garden and a spacious garage and utility area to name a few highlights. Situated within close proximity to a wealth of shops, cafes and amenities, there are regular bus routes nearby giving easy access to the Universities, Hospitals and open countryside and the property is within the catchment area for Lydgate and Tapton schools. With double glazing and gas central heating throughout including a log burner in the lounge, the property in brief comprises; Entrance porch, entrance hallway, downstairs wc, bay fronted lounge, an open plan dining kitchen with views over the garden and a garage with utility area to the rear, which could easily be altered to create separate rooms. To the first floor there is a landing area, three bedrooms (the rear one with excellent views) and a modern four piece bathroom. Outside, there is a small garden and driveway with electric car charging point to the front, whilst to the rear there is a patio area and steps down to a large lawn with surrounding hedges, fencing, trees and shrubs. A viewing is highly recommended to appreciate the accommodation on offer. Freehold tenure, council tax band C. Planning permission has also been granted for an extension to the property, please contact Archers Estates for further details.

### Entrance Porch

Access to the property is gained through a front facing upvc door which leads to the porch. Having upvc double glazed windows and stylish wooden french door leading to the entrance hallway.

### Entrance Hallway

Having stylish french doors leading from the porch, this inviting hallway has a staircase rising to the first floor accommodation, vinyl flooring, a radiator, stylish panelling to the walls and a useful under stairs storage cupboard. Doors lead to the lounge, dining kitchen and downstairs wc.

### Downstairs WC

A useful addition to the property, having a low flush wc, a half pedestal wash basin, chrome radiator and vinyl flooring.

### Bay Fronted Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window, radiator and a stylish log burner with a feature surround fireplace.

### Open Plan Dining Kitchen

A spacious, open plan room which has a kitchen and dining area. To the kitchen area there are modern styled fitted base units with a quartz work surface incorporating a stainless steel double sink and drainer unit which is built into the corner. With an integrated fridge and space for a range cooker with fitted extractor above. To the dining area there is space for a dining table and chairs as well as a sofa if required, laminate flooring, a radiator, inset shelving and

side/rear facing upvc double glazed windows overlooking the garden take advantage of the extended part of this room, bringing in much light.

### Garage/Utility Area

Accessed from the kitchen area, this spacious garage has an up and over door to the front, power and lights and houses the Worcester Bosch combi boiler. To the rear there is a utility area which has space and plumbing for a washing machine, tumble dryer and a dishwasher. With a rear facing upvc double glazed window and wooden door leading to the rear garden.

### First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail, a side facing upvc double glazed window, loft hatch with a drop down ladder giving access to the roof space which is partially boarded and ideal for storage, and stylish panelling to the walls. Doors lead to all rooms on this floor.

### Master Bedroom

A bright and spacious double sized bedroom which has a front facing upvc double glazed bay window enjoying far reaching views, fitted wardrobes providing ample storage space and a radiator.

### Bedroom Two

The second bedroom is another double sized room which has a radiator and rear facing upvc double glazed window enjoying spectacular far reaching views towards the Peak District.

### Bedroom Three

A single sized bedroom which could also be used as a study/office, having a front facing upvc double glazed window and a radiator.

### Bathroom

A good sized bathroom which has a four piece suite comprising of a panelled bath, shower enclosure, a wall mounted wash basin and a low flush wc. With a radiator, vinyl flooring and walls and a rear facing upvc double glazed window.

### Outside

To the front of the property there is a pebbled garden area and a driveway leading to the garage which also has an electric car charging point. To the rear there is a raised patio area and steps descend to a large lawned garden which enjoys a south westerly facing outlook and is surrounded by hedges and fencing for added privacy. With fruit trees and a wooden shed.







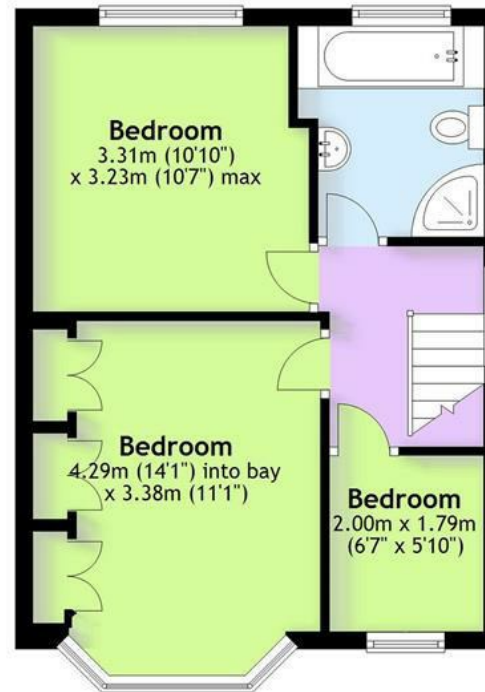
### Ground Floor

Approx. 62.8 sq. metres (676.1 sq. feet)



### First Floor

Approx. 36.7 sq. metres (395.6 sq. feet)



Total area: approx. 99.6 sq. metres (1071.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	