

40 Rochester Road, Lodge Moor, Sheffield, S10 4JQ  
£425,000

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**40 Rochester Road, Lodge Moor, Sheffield, S10 4JQ**

**£425,000**

**Council Tax Band: E**

A bright and spacious three bedroom plus study detached bungalow, which is located on this popular road in Lodge Moor! Perfect for families, the property requires modernisation yet offers the discerning purchaser the chance to alter to their own tastes! Offering good sized rooms and a stunning larger than average south facing garden to the rear, the property is located metres away from a wealth of shops, cafes and amenities and is on the cusp of open countryside. Enjoying easy access to the universities, hospitals and the city centre thanks to regular bus routes on the doorstep, the property is also within the catchment area of Hallam and Tapton schools. With majority double glazing and gas central heating throughout, the property in brief comprises; entrance lobby, hallway, dining room with garden access, spacious lounge, a good sized kitchen, master bedroom, second bedroom with access to the study/occasional room, single bedroom three and a shower room. There is a spacious garage and to the outside there is a driveway for two cars to the front, whilst to the rear there is a bright and sunny garden with patio and steps rising to the long lawned garden which is surrounded by trees for additional privacy. Available to the market with NO CHAIN INVOLVED, a viewing is highly recommended. Freehold tenure, council tax band E.

### **Entrance Lobby**

Access to the property is gained through front facing upvc double glazed french doors which lead into the lobby area, which is bright and spacious and has an internal window, shelving, a door to the garage and a side facing wooden door leading to the hallway.

### **Hallway**

Having a radiator, loft hatch leading to the roof space and doors to the majority of rooms in the home.

### **Dining Room**

Having rear facing upvc double glazed french doors opening to the garden area, a radiator and ample space for a dining table and chairs. There is a wooden/glazed unit separating the room from the lounge and a door leads to the kitchen.

### **Lounge**

Accessed from the dining room, this bright and spacious lounge has a rear facing upvc double glazed window overlooking the garden, a radiator and ample space for furniture.

### **Kitchen**

A good sized kitchen which has fitted wall and base units with a laminated worksurface incorporating a

stainless steel sink and drainer unit and gas hob with extractor above. There is space for appliances including a fridge freezer and washing machine. With a radiator, rear facing upvc double glazed window, laminate flooring and a side facing pvc door to the outside.

### **Master Bedroom**

A spacious double sized room which has a front facing upvc double glazed window, radiator and solid wood flooring.

### **Bedroom Two**

The second bedroom is a double sized room which has a front facing internal window to the lobby, a radiator and two fitted wardrobes. A further door leads to the study/occasional room.

### **Study/Occasional Room**

A useful additional room which is perfect for a study or could even be used as an en-suite shower room if required. Having a radiator, fitted wardrobes and a side facing single glazed window.

### **Bedroom Three**

The third bedroom is a single sized room which could also be used as a study if required. Having a side facing upvc double glazed window, fitted wardrobe and a radiator.

### **Shower Room**

Having a suite comprising of a double shower enclosure, a pedestal wash basin and a low flush wc. With laminate flooring, a radiator and a side facing upvc double glazed window.

### **Garage**

Having an up and over door to the front, a side facing door connecting the entrance lobby. With power and lighting, the garage offers excellent storage options.

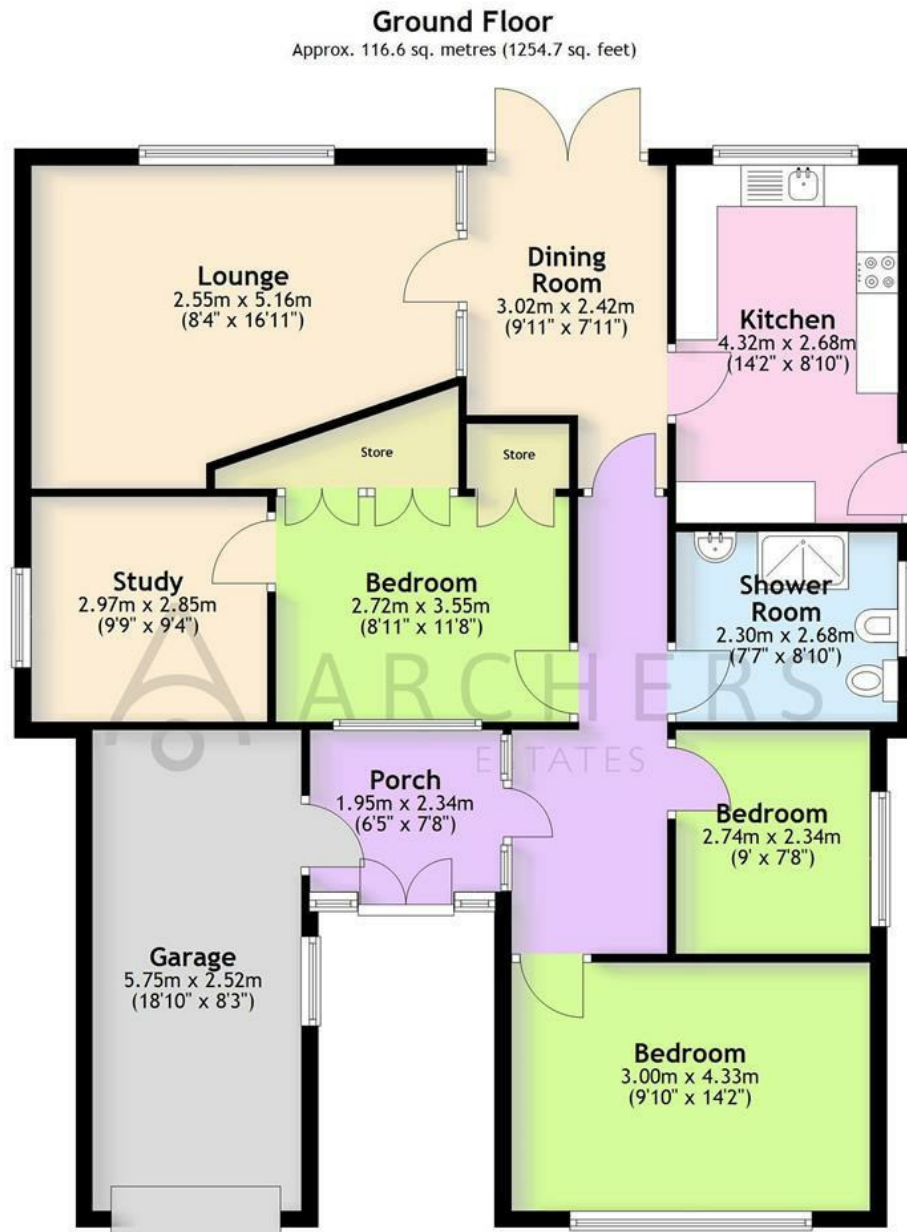
### **Outside**

To the front of the property there is a driveway providing off road parking for two cars leading to the garage and some shrubs. There is a passage to the side of the property leading to the rear where there is a large patio area and steps rising to a long lawned garden, which enjoys a south facing outlook and is surrounded by flower beds, shrubs and trees creating a spacious yet private outdoor space.









Total area: approx. 116.6 sq. metres (1254.7 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 mis-statement. 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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