

# Crucible Homes



Thorncliffe View  
Sheffield, S35 3XU

£340,000



## Overview

Conservatory

Breakfasting Kitchen

Conservatory

Utility Room

EPC Rating - D

Council Tax Band - D



## Description

**SUMMARY** Welcome to this THREE bedroom detached family home which is MOVE in ready and tastefully decorated throughout.

Located on a popular estate within Chapeltown the property benefits from being in good distance to local amenities including major supermarkets, schools and eateries. The location is also ideal for anyone who needs access to transport and motorway links, as there is a train station and bus services within Chapeltown centre and motorway links are only a short drive away.

On approach to the property there is a driveway offering ample off road parking and single integral garage.

There are two entrances to the property, one which is a porch area to the front and a side entrance into the inner hallway.

Layout of the property to the ground floor living comprises of; entrance porch through to the lounge area which has a feature fireplace and surround. Through to the inner hallway this gives you access to; utility room with wall and base units, downstairs WC and breakfasting kitchen.

Modern breakfasting kitchen which is fitted with ample white gloss wall and base units with integral appliances including microwave, oven hob and extractor. The kitchen benefits for having a dining area which leads to a well-proportioned conservatory which is a versatile family room, leading to a well maintained enclosed garden with a patio area.

From the inner hallway there are stairs leading to the first



floor accommodation which comprises of; master bedroom with a modern en-suite comprising of walk in shower with glass screen, wall mounted wash hand basin and WC. Further two bedrooms are both double, perfect for a growing family.

This property has been finished to a high standard with those added little extras.

A viewing is recommend.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

LOUNGE 16' 9" x 11' 8" (5.13m x 3.56m)

INNER HALLWAY

WC

UTILITY ROOM 8' 0" x 7' 8" (2.44m x 2.34m)

BREAKFASTING KITCHEN 19' 9" x 7' 6" (6.02m x 2.29m)

CONSERVATORY 12' 11" x 12' 11" (3.96m x 3.96m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 4" x 11' 1" (3.76m x 3.38m)

ENSUITE

BEDROOM TWO 10' 11" x 10' 7" (3.35m x 3.23m)

BEDROOM THREE 8' 7" x 7' 10" (2.62m x 2.41m)

BATHROOM



