

# Crucible

Homes



Burns Drive  
Sheffield, S35 1SP

Guide Price  
£220,000



## Overview

Three bedrooms  
Detached garage  
Utility room  
Large corner plot  
No onward chain  
Close to schools



## Description

**SUMMARY ACCOMODATION** Accommodation in brief comprises: entrance hallway, lounge, dining room, kitchen, utility room and w.c., first floor landing, three bedrooms and bathroom.

Outside the property sits on a generous plot with space to three sides. To the front is a lawned garden, private driveway providing access to the detached garage, and further artificial lawned garden. To the rear is a lovely endosed private garden with patio area's for seating and enjoying lovely far reaching views.

The property is located in the heart of Burncross with local amenities within walking distance as well as transport links. The M1 motorway is also just a few minutes drive from the property.

Local parkland, woodland and countyside is also on the doorstep.

LOUNGE 12' 5" x 12' 5" (3.8m x 3.8m)

DINING ROOM 10' 7" x 8' 10" (3.25m x 2.7m)

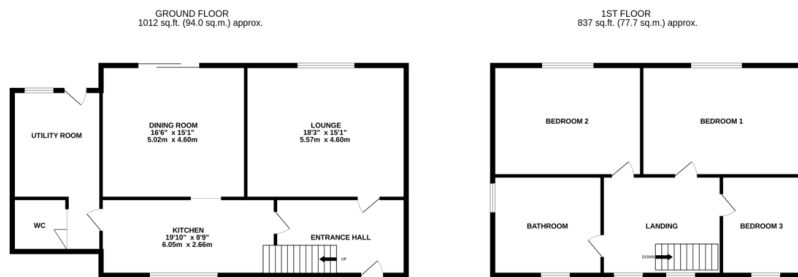
KITCHEN 11' 3" x 7' 7" (3.45m x 2.32m)

UTILITY ROOM 9' 6" x 9' 6" (2.9m x 2.9m)

BEDROOM ONE 11' 11" x 10' 7" (3.64m x 3.25m)

BEDROOM TWO 12' 1" x 8' 11" (3.69m x 2.72m)





TOTAL FLOOR AREA: 1849 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with floorplan (CSCD).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**PRS**  
Property Redress Scheme

