## Crucible

Homes





Farnaby Drive Sheffield, S35 4NY

Guide Price £240,000







**CONSERVATORY** 

MODERN KITCHEN AND BATHROOM

THREE BEDROOMS

OVERLOOKING WOODLAND

CUL DE SAC LOCATION

LARGER THAN AVERAGE GARAGE



## Description

SUMMARY DESCRIPTION Guide Price - £260,000-£270,000 This deceptively spacious house provides flexible, beautifully presented accommodation set across two levels. The ground floor offers generous living spaces, including a fitted kitchen dining room with integrated hob, oven and extractor fan over, along with space for additional appliances, spacious lounge, and conservatory to the rear with underfloor heating, wall mounted radiator and patio doors to the garden. The wellproportioned bedrooms provide flexibility for the modern family, whilst the principal bedroom benefits from built in wardrobes and the third bedroom has a storage cupboard over the stairs. The modern family bathroom is fully tiled and comprises a three piece white suite in the form of; mains fed shower over bath, W.C, and sink over vanity unit with chrome mixer tap over, and a towel rail/radiator.

The low maintenance garden provides the perfect space for children to play & adults to unwind, perfect for BBQs & evening drinks. Off-street parking with a larger than average garage to the front which also has a utility space with a sink and plumbing for appliances further enhances this incredibly desirable home.

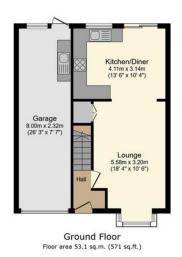
Numerous schools, parks, shops, Fox Valley shopping centre & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network. EPC TBC

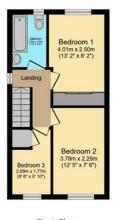












First Floor Floor area 32.9 sq.m. (354 sq.ft.)

Total floor area: 86.0 sq.m. (925 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error,

ENTRANCE HALLWAY Front facing entrance door providing access to the hallway with stairs to first floor landing and internal door to living room.

LOUNGE 14' 9"  $\times$  10' 1" (4.50m  $\times$  3.08m) Bright and airy living space with open plan access to dining/kitchen area, front facing window, wall mounted electric fire, radiator.

KITCHEN/DINER 13' 1" x 9' 10" (3.99m x 3.02m) Dining area with rear facing patio doors providing access to conservatory, radiator, open plan access to modern kitchen, electric hob with oven below, space for fridge freezer, space and plumbing for washing machine, rear facing window.

CONSEVATORY 13'  $5'' \times 9' \ 3'' \ (4.10m \times 2.83m)$  Rear facing conservatory with side facing entrance door providing access to rear garden, radiator.

BEDROOM ONE 10' 6" x 7' 8" (3.22m x 2.36m) Rear facing window, radiator, range of fitted wardrobes.

BEDROOM TWO 12' 0" x 7' 1" (3.66m x 2.17m) Front facing window, radiator.





