

Crucible

Homes



Farnaby Drive
Sheffield, S35 4NY

Guide Price
£240,000

Overview

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 well-proportioned 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





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" x 10' 1" (4.50m x 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" x 9' 3" (4.10m x 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.

