



## Moor Valley Close, Mosborough, Sheffield, S20

Asking Price Of £365,000

Don't miss your opportunity to purchase spacious and modern throughout four double bedroom detached property situated in the ever popular village of Mosborough. Benefitting from master bedroom with ensuite, downstairs WC and utility room. Also having off road parking, garage and enclosed rear garden. The property is well positioned for fantastic local amenities and main transport links. Within close proximity to a good choice of reputable schools this property would make the ideal family home!

- FOUR DOUBLE BEDROOMS
- DETACHED
- MODERN AND SPACIOUS THROUGHOUT
- MASTER BEDROOM WITH EN SUITE
- DOWNSTAIRS WC AND UTILITY ROOM



## Property Description

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### HALLWAY

Enter into bright welcoming hallway with laminate flooring and wallpapered wall. Ceiling light and smoke alarm. Opening to lounge, door to garage and stair rise to kitchen.

### LOUNGE

18' 9" x 10' 6" (5.73m x 3.22m)

A bright and spacious lounge with carpet flooring and feature wallpapered wall. Ceiling light, two radiators and two windows.



## Moor Valley Close, Mosborough, Sheffield, S20



### KITCHEN

13' 5" x 18' 6" (4.11m x 5.65m)

Fitted with ample modern wall and base units, granite worktops and one and a half sink with mixer tap. Space for range cooker, extractor fan and space for fridge/freezer. Island with cupboard space, granite worktop and integrated microwave and dishwasher. Spot lighting, two radiators and window. Laminate flooring and neutral decor. Open plan dining area, double doors onto rear garden and doors to utility room and storage cupboard.

### UTILITY ROOM

8' 9" x 4' 11" (2.68m x 1.52m) With continued laminate flooring, base units and sink. Under counter space for washing machine and tumble dryer. Ceiling light, radiator and doors to rear garden and downstairs WC.

### DOWNSTAIRS WC

4' 5" x 5' 1" (1.36m x 1.56m)

Comprising of low flush WC and sink. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

### STAIRS/LANDING

Stairs leading to all landings with wallpapered walls and carpet flooring. Ceiling light, radiator and smoke alarm.

### BEDROOM 1

9' 11" x 12' 8" (3.03m x 3.87m)

A good sized bright double bedroom with carpet flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window. Door to ensuite.

### ENSUITE

3' 5" x 7' 11" (1.06m x 2.42m)

Comprising of shower cubicle with plumbed in shower, vanity unit with sink and WC. Spot lighting, radiator and obscure glass window. Tiled walls, laminate flooring and shaver point.



### BEDROOM 2

14' 9" x 11' 1" (4.50m x 3.38m)

A second bright and spacious double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window.

### BEDROOM 3

13' 5" x 8' 11" (4.11m x 2.72m)

A third double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window.



### BEDROOM 4

9' 4" x 12' 4" (2.86m x 3.78m)

A fourth good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and two windows.

### BATHROOM

6' 9" x 8' 0" (2.07m x 2.44m)

Comprising of bath, low flush WC and sink. Spot lighting, radiator, shaver point and obscure glass window. Storage cupboard with tank, vinyl flooring and part tiled walls.



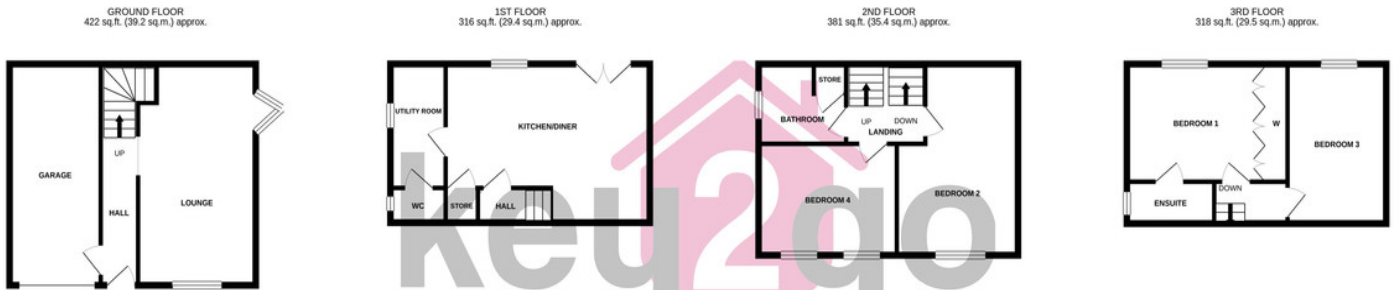
### OUTSIDE

To the front of the property is a concrete driveway for two cars, garage and outside light. To the rear of the property is an enclosed large Indian stone patio and sleepers leading to lawn. Outside tap, lighting and spacious shed. Gate leading to the side of the property

### PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING

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**TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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.  
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## Tenure

Freehold

## Council Tax Band

E

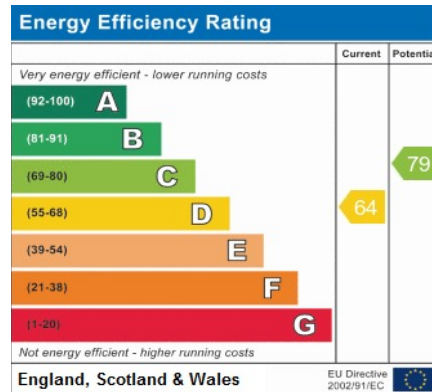
## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

