



## South Street, Mosborough, Sheffield, S20

Asking Price Of £650,000

Key2go are proud to offer a rare opportunity to purchase this unique and exceptionally large four/five bed roomed detached barn conversion with the potential for an independent annexe. Situated on a highly sought after road in the ever popular village of Mosborough! The property offers TV room, gym, double garage and off road parking for three cars. Also having master bedroom with ensuite, wired CCTV and alarm system. With fantastic local amenities and close to main bus routes. Within close proximity to a good choice of local schools and with good road links to the M1 Motorway and City Centre! A viewing is an absolute must!

- FOUR/FIVE BEDROOMS
- BARN CONVERSION
- TV ROOM AND GYM
- MASTER BEDROOM WITH ENSUITE & DOWNSTAIRS BATHROOM
- MODERN AND SPACIOUS THROUGHOUT



## Property Description

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### LOUNGE

14' 3" x 17' 8" (4.35m x 5.40m)

A bright and spacious lounge with engineered wood flooring, under floor water heating and neutral decor. Log burner twin wall fire and door to rear garden.

### KITCHEN

17' 5" x 12' 10" (5.33m x 3.93m)

A stylish kitchen fitted with modern wall and base units, granite worktops and tiled splash backs. Two built in sinks with mixer tap and space for range cooker. Integrated fridge, freezer, microwave and wine fridge. Further integrated dishwasher and washing machine. Spot lighting, window, under floor water heating and antmco flooring.

## South Street, Mosborough, Sheffield, S20



### TV ROOM/SITTING ROOM/BEDROOM 4

10' 7" x 11' 9" (3.25m x 3.60m)

Great extra living space which could be used as a bedroom with wood flooring and neutral decor. Ceiling light, sky light window and barn style door to the front of the property.

### OFFICE/GYM/BEDROOM 5

10' 7" x 12' 5" (3.25m x 3.80m)

A reception room which could be used as office/gym or bedroom with tiled flooring and neutral decor. Under floor electric heating, sky light window and window.

### DOWNSTAIRS BATHROOM

7' 2" x 6' 6" (2.19m x 2.00m)

Comprising of bath with mixer shower tap, low flush WC and sink. Ceiling light, towel radiator, sky light and tiled flooring.

### HALLWAY

Hallway leading through to extension with tiled flooring, under floor electric heating and window. Storage cupboard and door to the front of the property.

### DINING ROOM

14' 1" x 13' 5" (4.30m x 4.10m)

A formal dining area with tiled flooring and neutral decor. Spot lighting, under floor water heating and window. Stair rise to first floor landing, door to front of the property and under stairs storage cupboard.

### STAIRS/LANDING

A wooden stair rise to first floor open landing with neutral decor, original beams and ceiling and wall lighting. Doors to three bedrooms and bathroom.

### BEDROOM 1

13' 5" x 12' 1" (4.10m x 3.70m)

A bright and spacious double bedroom with oak parquet flooring, neutral decor and original beams. Ceiling light, radiator, window and two velux windows. Door to walk in wardrobe and sliding door to ensuite.

### ENSUITE

8' 4" x 5' 4" (2.55m x 1.65m)

Comprising of double shower cubicle with plumbed in shower, circular sink with mixer tap and close coupled WC. Ladder style radiator, tiled flooring, neutral decor and original beams.

### BEDROOM 2

7' 10" x 12' 9" (2.40m x 3.90m)

A second large double bedroom with solid oak flooring, neutral decor and original beams. Ceiling light, window and access to the loft.

### BEDROOM 3

14' 5" x 12' 3" (4.40m x 3.75m)

A third spacious double bedroom with solid oak flooring and neutral decor. Spot lighting and two windows.

### BATHROOM

7' 10" x 5' 10" (2.40m x 1.80m)

Comprising of bath, circular sink and close coupled WC. Wood flooring, neutral decor and original beams. Towel radiator and velux window.

### OUTSIDE

To the front of the property is a decked area, off road parking for three cars and double garage. Outside light, alarm and wired CCTV. Brick built out building with hot and cold tap. To the rear of the property is a patio area, steps to further patio and lawn. Shrubs, flower bed and brick built out building with cold tap.

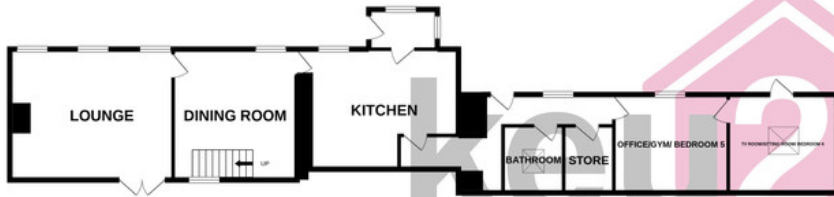
### PROPERTY DETAILS

- FREEHOLD
- TIMBER DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER



## South Street, Mosborough, Sheffield, S20

GROUND FLOOR  
1095 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



ESTATE AGENTS TOTAL FLOOR AREA: 1750 sq.ft. (162.6 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

F

### Viewing Arrangements

Strictly by appointment

### Contact Details

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
South Street, Mosborough, S20

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

