



Waterthorpe Rise, Westfield, Sheffield, S20

A unique opportunity to purchase this large executive three/four bedroom detached property which could easily be converted to a five bedroom and is tucked away on a quiet road and backing onto woodland. Offering newly fitted kitchen, downstairs WC and conservatory. Also having ample off road parking, stunning garden and converted garage. The property is on the door step to public transport links, local amenities and road networks to Sheffield City Centre. Within close proximity to a good choice of local schools, this property is the perfect family home!

Guide Price £290,000 - £300,000

- THREE/ FOUR BEDROOMS
- DETACHED HOUSE
- NEWLY FITTED KITCHEN
- DOWNSTAIRS WC AND CONSERVATORY
- OFF ROAD PARKING



Property Description

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DINING ROOM/LOUNGE

14' 5" x 11' 8" (4.40m x 3.56m)

Enter through composite door into large reception room with wallpapered walls and carpet flooring. Two ceiling lights, two wall lights and three radiators. TV point, large bay window to the front and open to inner hallway.

INNER HALLWAY

With continued decor, ceiling light and radiator. Stair rise to first floor landing and doors to downstairs WC and breakfast kitchen.

DOWNSTAIRS WC

6' 3" x 2' 3" (1.93m x 0.70m)

Comprising of close coupled WC and pedestal sink. Ceiling light, radiator, tile effect flooring and fully tiled walls.



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KITCHEN/BREAKFAST ROOM

18' 0" x 9' 10" (5.50m x 3.02m)

A stunning recently fitted kitchen with ample two toned wall and base units, contrasting worktops and matching splash backs. Sink with drainer and mixer tap and breakfast bar. Oven, hob and extractor fan. Integrated fridge/freezer, washing machine and under cupboard lighting. Two ceiling lights, radiator and two windows. Wood flooring, under stairs storage cupboard and door to conservatory.

CONSERVATORY

7' 4" x 14' 5" (2.26m x 4.40m)

Good sized extra living space with ceiling light, radiator, TV point and wood flooring. Side door and patio door to garden and door to converted garage.

MULTI USE ROOM

27' 6" x 8' 0" (8.40m x 2.45m)

A converted and extended from garage room which could be used as snug, dining room, playroom or office with built in welcome mat and carpet flooring. Two ceiling strip light, boiler and TV point. Built in storage cupboard and double patio doors to driveway.

STAIRS/LANDING

A carpeted stair rise to spacious first floor landing with ceiling light and two storage cupboards. Opening to snug area with radiator, window and access to loft which could be converted to a bedroom. Doors to three bedrooms and shower room.

BEDROOM 1

11' 9" x 11' 7" (3.60m x 3.54m)

A large master bedroom which was previously bedroom 2 with wallpapered walls and carpet flooring. Two ceiling lights, two radiators, TV point and dual aspect window with open views to the front. Separate dressing room.

DRESSING ROOM

12' 6" x 9' 6" (3.81m x 2.9m)

Opening from bedroom into spacious and useful dressing room which was previously bedroom four and could easily be convert back.

BEDROOM 2

7' 6" x 13' 8" (2.29m x 4.18m)

A second generous sized bedroom with two feature wallpapered walls and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM 3

8' 7" x 6' 11" (2.64m x 2.11m)

A third good sized single bedroom decorated in earth tones and having carpet flooring. Ceiling light, radiator and window to the rear.

SHOWER ROOM

6' 6" x 6' 0" (2.00m x 1.85m) A modern shower room comprising of shower cubicle with over head electric shower, vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

OUTSIDE

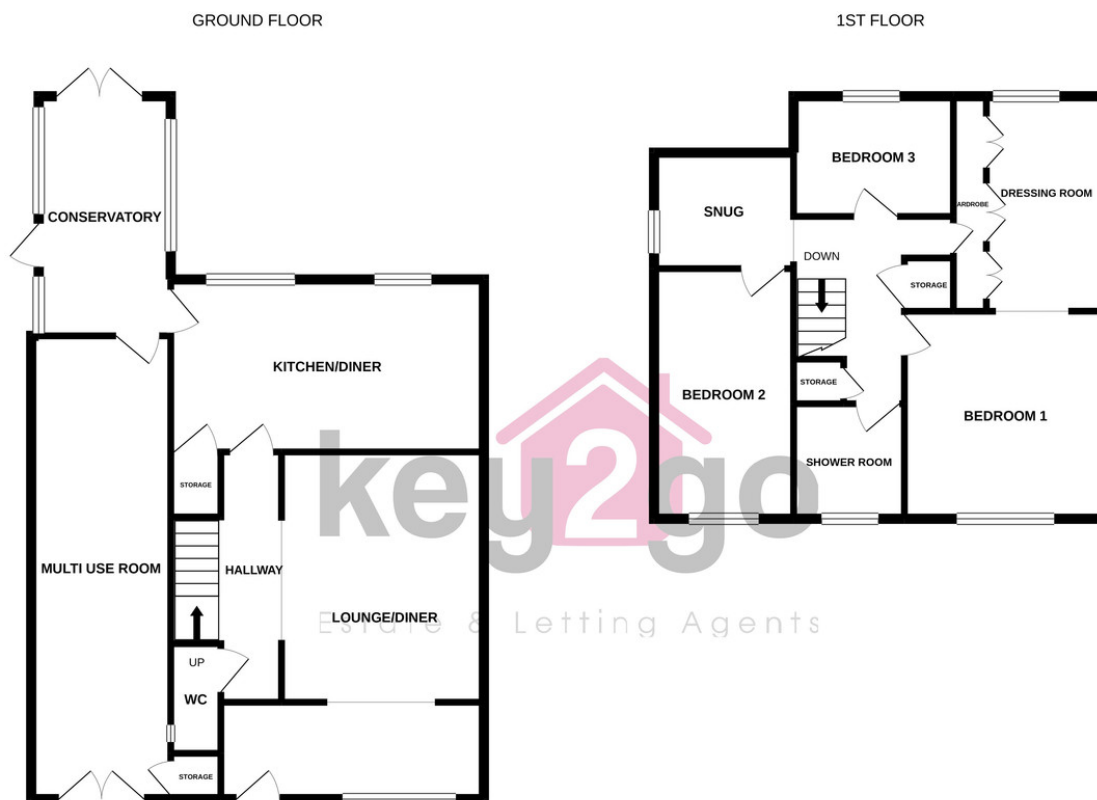
To the front of the property is a paved driveway providing ample off road parking and secure gates give access to rear. To the rear of the property is a beautifully presented well maintained tiered garden with three patio areas, flower bed and mature plants and shrubs. Fencing and backing onto woodland.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



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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

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Viewing Arrangements

Strictly by appointment

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EPC TO BE CONFIRMED

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