

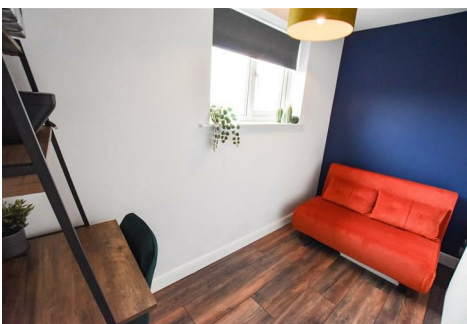
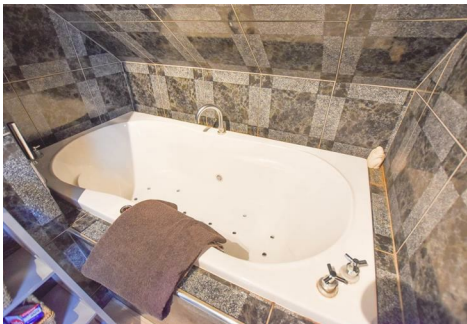
Marketing Preview



2 Hawksway, Eckington, Sheffield, Derbyshire, S21 4HP

£350,000

Bedrooms 5, Bathrooms 2, Reception Rooms 1



**** GUIDE PRICE £350,000 - £360,000** PERFECT FAMILY HOME!!**

Don't miss your opportunity to purchase this spacious and ready to move into five/six bedroom detached property which is situated over three floors. Offering downstairs WC, utility room and conservatory. Also having off road parking and enclosed rear garden. Situated on a good sized plot in a popular residential area on the edge of the country side with excellent local amenities and choice of schools.

SUMMARY

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HALLWAY

Enter through UPVC door into hallway with neutral decor and wood effect flooring. Ceiling light, smoke alarm and radiator. Stair rise to first floor landing, doors to WC, utility room and lounge diner. Opening to playroom/bedroom six and kitchen.

DOWNSTAIRS WC

Comprising of wash basin and low flush WC. Recess spot lights, obscure glass window and radiator. Part tiled walls and continued to the flooring.

LOUNGE/DINER 20'9" x 14'11"

A bright and spacious lounge with wood effect flooring, feature beams and tasteful decor. Two ceiling lights, radiator and TV point. Window, under stairs storage cupboard and double doors to conservatory.

CONSERVATORY 18'0" x 8'2"

Great extra living space with painted walls and wood effect flooring. Wall lighting, radiator and windows to three sides. Double doors onto rear garden.

KITCHEN 11'5" x 7'6"

A ultra modern kitchen fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with chrome mixer tap. Integrated electric oven, hob and extractor fan. Integrated fridge. Further integrated fridge/freezer, dishwasher, wine cooler and microwave. Ceiling light, window and style door to rear.

UTILITY ROOM

Useful room housing washing machine and tumble dryer. Ceiling light, radiator and window. Neutral decor and tile effect flooring.

PLAYROOM/BEDROOM SIX 11'9" x 7'10"

Perviously the garage with painted walls and carpet flooring. Ceiling light, radiator and window.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, spot lighting and smoke alarm. Doors to four bedrooms, bathroom and store cupboard.

Second stair rise to master bedroom.

MASTER BEDROOM 20'9" x 14'5"

Occupying all the second floor with neutral decor and carpet flooring. Two ceiling lights, radiator and two velux windows. Built in storage and eaves access. Door to ensuite.

ENSUITE

Comprising of sunk in jacuzzi bath, wash basin and close coupled WC. Two ceiling lights, radiator and obscure glass window. Fully tiled walls and wood effect flooring.

BEDROOM TWO 11'10" x 10'5"

A second double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window.

BEDROOM THREE 10'0" x 9'7"

A third double bedroom with painted walls and carpet flooring. ceiling light, radiator and window to the rear.

BEDROOM FOUR 10'0" x 7'4"

A fourth further double bedroom currently used as a nursery with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

BEDROOM FIVE 10'6" x 5'3"

A good sized single bedroom currently used as a study with painted walls and wood effect flooring. Ceiling light, radiator and window to the front.

BATHROOM

Comprising of shaped bath with plumbed in and hand held shower, back to the wall vanity unit with wash basin and WC. Recess spot lighting, chrome ladder style radiator and obscure glass window. fully tiled walls and flooring.

OUTSIDE

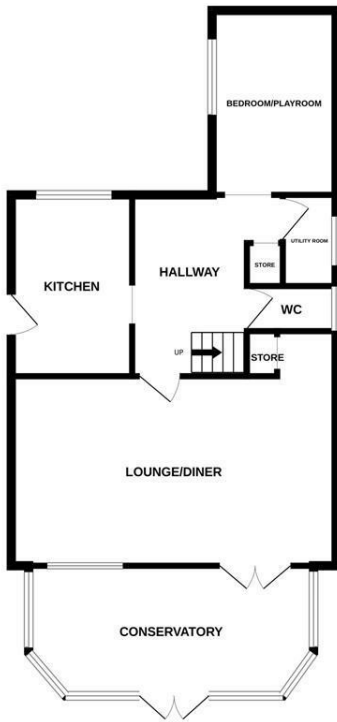
To the front of the property is a driveway providing off road parking, lawn and hedging to create privacy.

To the rear of the property is an enclosed lawn and hedging.

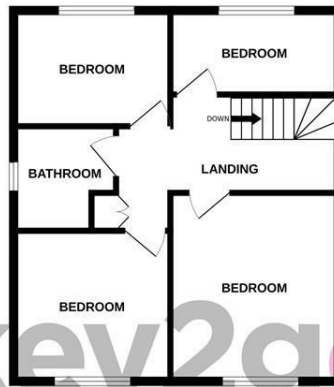
PROPERTY DETAILS

- FREEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- BURGLAR ALARM
- COUNCIL TAX BAND C

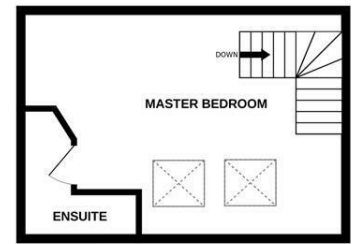
GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	79
England & Wales	EU Directive 2002/91/EC	

