



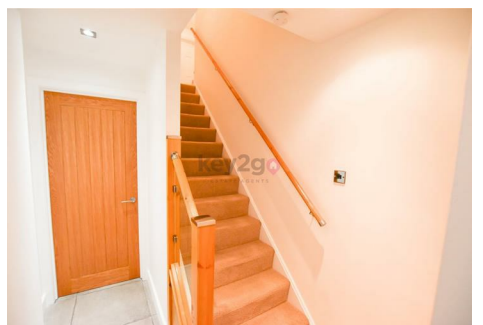
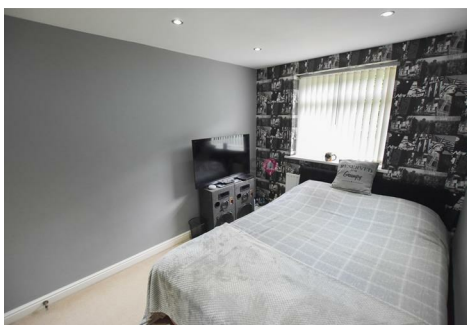
Marketing Preview



7 Foxcroft Drive, Killamarsh, Sheffield, S21 1JN

£270,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



An internal inspection is highly recommended on this three bedroom, detached property situated on a quiet cul-de-sac. Being immaculately presented. deceptively spacious and stunning throughout. Offering living/kitchen and master bedroom with ensuite. Also having larger than average garage and private enclosed garden. Close to great local amenities and main bus routes. Within close proximity to a good choice of local schools. Great family home!

SUMMARY

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PORCH

Enter via composite door into porch with neutral decor and tiled flooring. Ceiling light, burglar alarm keypad and door to hallway.

HALLWAY

Comprising of neutral decor, tiled flooring and telephone point. recess spotlighting, smoke alarm and stair rise to first floor with feature wood and glass bannisters. Doors to storage cupboard and kitchen/living/diner.

KITCHEN/LIVING/DINER 14'3" x 18'10"

A family kitchen with ample modern high gloss wall and base units, contrasting worktops and tiled splash backs. Sink with drainer and chrome mixer tap. Electric oven, integrated gas hob and extractor fan. Space for American style fridge/freezer and space for washing machine. Recess spotlighting, two stylish radiators and windows to the front and side. Tiled flooring and underfloor heating. Door to garage which would make the perfect extra living space if renovated.

STAIRS/LANDING

A carpeted stair rise to spacious first floor landing with neutral decor, ceiling light and radiator. Smoke alarm, burglar alarm keypad and CO2 alarm. Access to the loft and door to lounge, three bedrooms and bathroom.

LOUNGE 11'1" x 17'11"

A good sized reception room which has been tastefully decorated in earth tones having coal effect gas fire and TV point. Recess spotlighting, radiator and bow window to front giving elevated views of Killamarsh. Door to bedroom three/reception room two.

BEDROOM THREE/RECEPTION ROOM 8'9" x 11'4"

A great extra living space/bedroom with recess spotlighting, under floor heating and two side windows. Double patio doors to garden.

BEDROOM ONE 8'10" x 12'0"

A double bedroom with neutral decor, carpet flooring and over stairs storage cupboard. Recess spotlighting, radiator and bow window to the front. Door to ensuite.

ENSUITE 5'4" x 5'6"

Comprising of walk in shower with rainhead and handheld shower, wash basin and back to wall WC. Recess spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 8'5" x 11'8"

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

BATHROOM 4'7" x 11'8"

Comprising of bath, pedestal sink and close coupled WC. Recess spotlighting, stylish radiator and obscure glass window. Storage cupboard, fully tiled walls and tiled flooring.

OUTSIDE

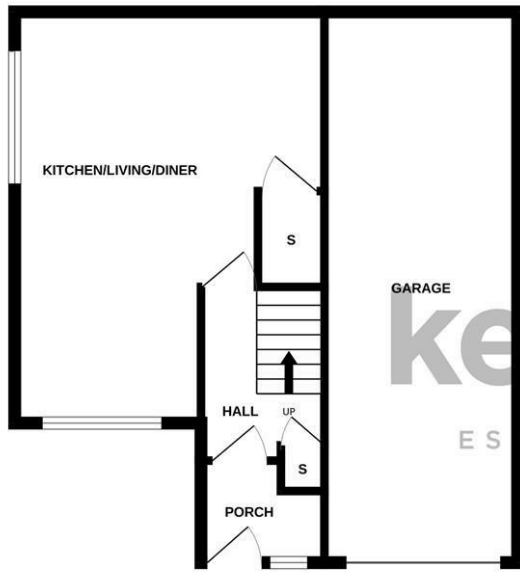
To the front of the property is the driveway providing off road parking for 2/3 cars and fencing to the boundary. Paths to the front door and either side of the property leading to rear garden.

To the rear of the property is a private, enclosed garden with patio area, lawn area, pond and mature shrubs to the boundaries.

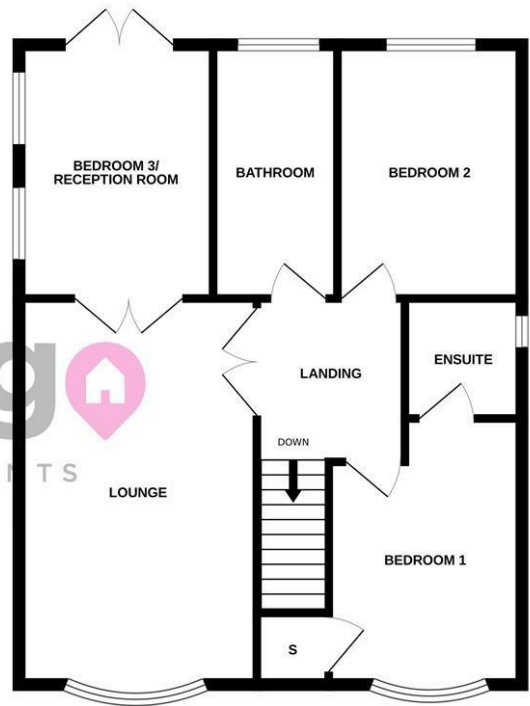
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED - NEW IN 2021
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1212 sq.ft. (112.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

