

Marketing Preview



21 Moor Valley Close, Mosborough, Sheffield, S20 5DZ

£600,000

Bedrooms 5, Bathrooms 4, Reception Rooms 3



A viewing is essential on this absolutely stunning, spacious five double bedroom, detached property situated in the highly sought after village of Mosborough. Offering two bedrooms with en-suites, family bathroom and downstairs WC. Also having open-plan kitchen/living, lounge and conservatory with solid roof. Also having enclosed garden to side and rear providing ample outdoor space, off road parking for five cars and detached garage. On the doorstep to woodland walks, great amenities and road links to Sheffield City Centre and M1 Motorway. Perfect family home!!

SUMMARY

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HALLWAY

Enter through composite door into welcoming hallway with neutral decor, oak flooring, spotlighting and radiator. Door to open plan kitchen/living area and lounge.

LOUNGE 11'3" x 20'10"

A bright and spacious reception room with feature wallpapered wall and neutral decor. Two ceiling lights, two radiators and bay window. Patio doors onto rear garden.

KITCHEN/LIVING 17'10" x 27'1"

A open plan family space with solid oak flooring and feature fireplace with gas log effect fire to the living area. Ceiling light, spotlighting and radiator. Bi-folding doors to outside.

A lovely kitchen area with floor to ceiling high gloss units, worktop and breakfast bar with built in units. One and a half sink with drainer and mixer tap. Microwave oven, hot plate electric oven and integrated hob. Dishwasher, integrated recycling draw, integrated fridge and freezer. Spotlighting, vertical radiator and window. Neutral decor, karndean flooring and bi-folding doors to outside.

UTILITY ROOM 4'8" x 10'10"

Comprising of wall and base units, tiled splash backs and solid oak flooring. Under counter space for washing machine and tumble dryer. Double sink with drainers and mixer tap. Ceiling light, radiator and window. Door to garage and downstairs WC.

DOWNSTAIRS WC 4'9" x 6'2"

Comprising of close coupled WC and wash basin with mixer tap. Ladder style radiator, obscure glass window and karndean flooring.

OFFICE 8'7" x 8'7"

A great extra space with carpet flooring and neutral decor. Ceiling light, radiator and window.

CONSERVATORY

A fantastic extra living space with solid oak flooring, solid roof, ceiling light and radiator. Patio doors onto rear garden.

STAIRS/LANDING

A beautiful open stairway with carpet flooring, high ceiling and neutral decor. Spotlighting, radiator and access to the boarded loft with electric via ladder. Doors to five bedrooms, family bathroom and boiler cupboard.

BEDROOM ONE 11'3" x 20'9"

A large, bright and spacious double bedroom with neutral decor, laminate flooring and walk in dressing area. Ceiling fan light, spotlighting, two radiators and two windows. Door to ensuite.

ENSUITE 5'11" x 8'8"

Comprising of bath with mixer shower tap, walk in shower, wash basin and WC. Spotlighting, radiator and obscure glass window. Tiled walls and tiled flooring.

BEDROOM TWO 12'11" x 17'7"

A second bright, spacious king size bedroom with carpet flooring, neutral decor and fitted units. Spotlighting, two radiators and two windows to the front.

BEDROOM THREE 12'8" x 13'1"

A third double bedroom with neutral decor, carpet flooring, radiator and window.

BEDROOM FOUR 7'6" x 10'4"

A fourth double bedroom with neutral decor, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the rear. Door to ensuite.

ENSUITE 4'9" x 5'9"

Comprising of shower with built in shaving point, wash basin and WC. Spotlighting, obscure glass window and tiled flooring.

BEDROOM FIVE 9'4" x 8'9"

A fifth small double bedroom with carpet flooring, neutral decor and fitted wardrobes. ceiling light, radiator and window.

FAMILY BATHROOM 6'0" x 8'8"

Comprising of bath, shower cubicle with plumbed in shower, WC and wash basin. Spotlighting, radiator and obscure glass window. Neutral decor, laminae flooring and part tiled walls.

UNDERNEATH CONSERVATORY

Door to extra living space which covers large area and is currently used as a gym and garden storage.

OUTSIDE

To the front of the property is a double garage and driveway providing off road parking for 5/6 cars. Situated on a private road with only four houses and being close to woodland walks.

Through the conservatory patio onto the breakfast decking/terrace area which gets sun all day and enclosed lawn area to the side of the property.

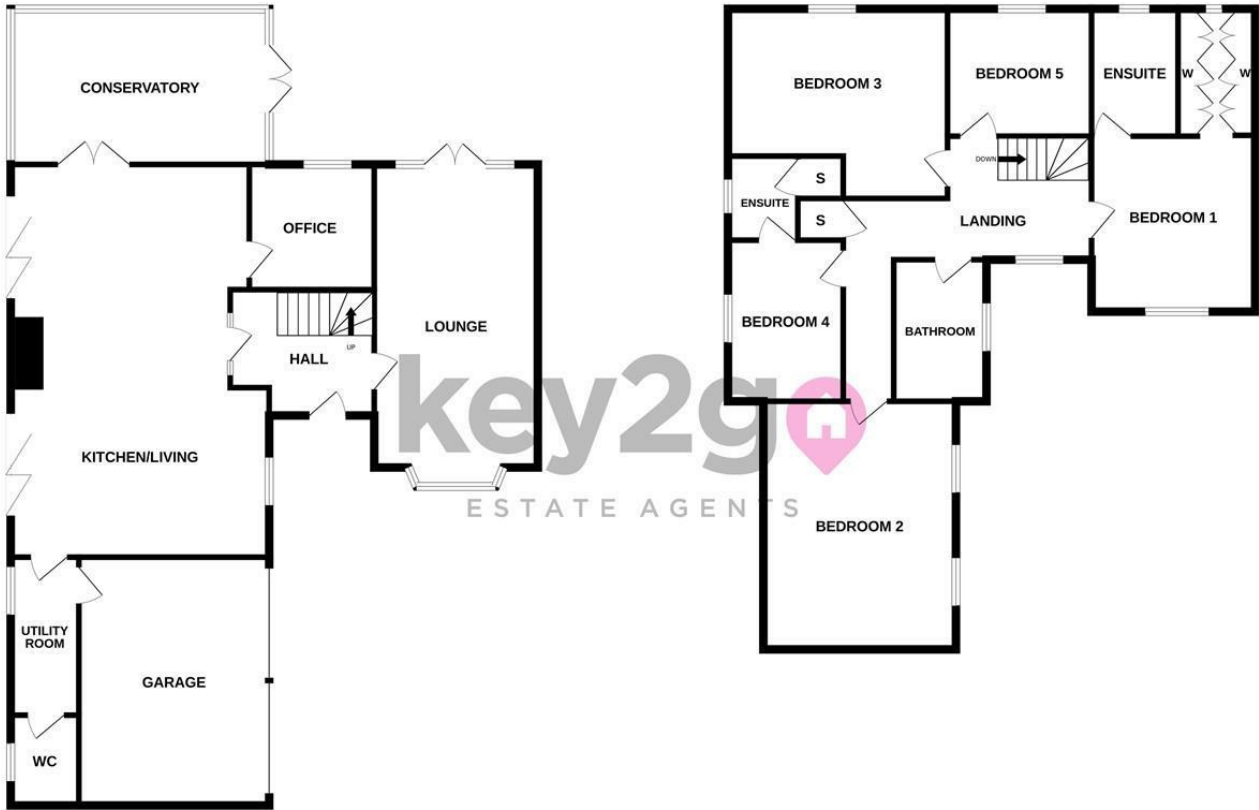
To the rear of the property is a raised decking area housing BBQ firepit, slate garden furniture, wrought iron gates and steps down to a brick platform with hot tub and courtyard area with sun all afternoon.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND F

GROUND FLOOR
1339 sq.ft. (124.4 sq.m.) approx.

1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 2410 sq.ft. (223.9 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	70	80
(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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk