

## Marketing Preview



**8 Upperthorpe Road, Killamarsh, Sheffield, S21 1EJ**

**£440,000**

**Bedrooms 4, Bathrooms 3, Reception Rooms 3**







An internal inspection is highly recommended on this deceptively spacious detached property situated in a popular area on a generous sized plot. Offering master bedroom with ensuite, basement room, sun room and garden bar. This property is close to the countryside, great local amenities, main bus routes and within close proximity to a good choice of local schools. Perfect family home!!

## SUMMARY

**\*\* GUIDE PRICE £440,000 - £450,000\*\*** An internal inspection is highly recommended on this deceptively spacious detached property situated in a popular area on a generous sized plot. Offering master bedroom with ensuite, basement room, sun room and garden bar. This property is close to the countryside, great local amenities, main bus routes and within close proximity to a good choice of local schools. Perfect family home!!

## ENTRANCE HALL

Enter through composite door into hall with feature wallpapered wall and wood effect flooring. Ceiling light, radiator and window to the front. Door to the inner lobby.

## INNER LOBBY

A bright and spacious lobby with feature fireplace, telephone point and wooden flooring. Ceiling lights, radiator and window to the front. Stair rise to the first floor and doors to the kitchen, lounge and basement room.

## LOUNGE 11'10" x 13'0"

A cosy reception room with feature fireplace with brick surround and beam heath, tasteful decor and continued flooring. Ceiling light, radiator and window to the front. Door to the dining room.

## DINING ROOM 11'10" x 10'2"

Having continued flooring and decor from the lounge, ceiling light and radiator. Double doors to the sun room.

## SUN ROOM 15'11" x 11'9"

A great extra living space which is bright and spacious with continued flooring and feature wallpapered wall. Recess spotlighting, smoke alarm and two radiators. Patio doors to two sides of the room bringing the outside in.

## BREAKFAST KITCHEN 11'10" x 10'2"

Fitted with ample wall and base units, contrasting granite worktops and up stands. Ceramic sink with hose mixer tap. Range oven and extractor fan. Seating area and integrated dishwasher. Recess spotlighting, wood effect flooring and two windows. Door to the utility room.

## UTILITY ROOM

Having wall units, space for washing machine and space for American style fridge/freezer. Feature wallpapered wall, wood effect flooring and storage cupboard. Recess spotlighting, radiator and stable door to the outside. Door to the WC.

## DOWNSTAIRS WC

Having vanity wash basin, close coupled WC and extractor fan. Storage cupboard, ceiling light and radiator. Part tiled walls and tiled flooring.

## BASEMENT ROOM/PLAY ROOM

A great extra room which would be perfect for multiple uses such as playroom, cinema room, gym or further bedroom. Recess spotlighting, radiator and window. Painted walls, carpet flooring, base units and worktops.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor and smoke alarm. Ceiling light, radiator and arched window to the front. Doors to the four bedrooms and family bathroom.

## MASTER BEDROOM 11'10" x 10'4"

A stunning master bedroom having high ceiling with feature beams, feature wallpapered wall and carpet flooring. Recess and ceiling lighting, smoke alarm and radiator. Juliette balcony with amazing views to the rear. Door to ensuite.

## ENSUITE

A wet room having plumbed in shower, back to wall WC and floating wash basin. Recess spotlighting, ladder style radiator and obscure glass window. Extractor fan, fully tiled walls and tiled flooring.

## BEDROOM TWO 12'1" x 13'0"

A second double bedroom with painted walls, carpet flooring and built in wardrobes. Ceiling light, radiator and window to the front.

## BEDROOM THREE 11'10" x 10'4"

A third double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window with amazing views.

## BEDROOM FOUR 11'9" x 11'5"

A fourth bedroom which is currently used as a dressing room with painted walls and carpet flooring. Ceiling light, radiator and window. Fitted wardrobes and access to loft with pull down ladder.

## BATHROOM

A stunning, spacious bathroom having corner shower cubicle, double bath and vanity unit with back to wall WC and wash basin. Ladder style radiator, obscure glass window and fully tiled walls and flooring.

## OUTSIDE

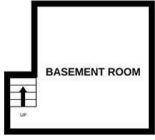
To the side of the property is a driveway with ample off road parking.

To the rear of the property is a generous sized garden with patio, lawn and detached double garage which has been converted into a bar with separate area for a gym (4.95m x 5.53m). Mature trees, shrubs and fruit trees.

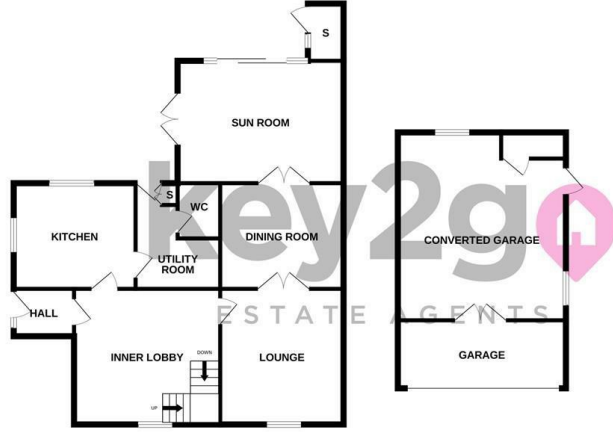
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

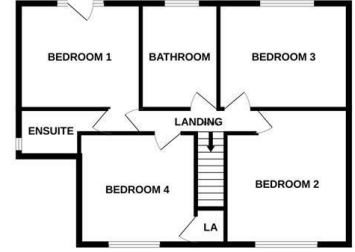
BASEMENT  
154 sq.ft. (14.4 sq.m.) approx.



GROUND FLOOR  
1300 sq.ft. (120.9 sq.m.) approx.



1ST FLOOR  
692 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

