

## Marketing Preview



**24 Moor Farm Avenue, Mosborough, Sheffield, S20 5JP**

**£380,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**





**\*\* GUIDE PRICE £380,000 - £390,000\*\* STUNNING HOME!!**

Don't miss your opportunity to purchase this beautiful and finished to a high standard four bedroom detached property set over three floors and situated in the highly sought after village of Mosborough. Benefitting from converted loft to master bedroom with ensuite, garage and great sized enclosed rear garden. The property is well positioned for fantastic local amenities, road links to the M1 and City Centre and is within close proximity to a good choice of local schools. A viewing is a must!!

### SUMMARY

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### PORCH

Enter through UPVC door into porch with neutral decor and door leading to hallway.

### HALLWAY

Enter into spacious and welcoming hallway with laminate flooring, feature wallpapered wall. Ceiling light and radiator. Stairs down to lower ground floor and up to first floor. Doors to lounge/diner, kitchen and garage.

### LOUNGE/DINER 26'0" x 13'7"

A immaculate and stunning lounge/diner measuring the full width of the property with carpet flooring, neutral decor and built in wall mounted gas fire. Spot lighting, three radiators and window and sliding patio door on to small balcony.

### KITCHEN 11'1" x 8'6"

A modern kitchen fitted with ample high gloss wall and base units, contrasting worktops and tiled splash backs. Sink with mixer tap and breakfast bar. Bosch electric oven and gas hob. Integrated wine cooler, dishwasher, fridge and microwave. Spot lighting, radiator, window and Karndean flooring.

### STAIRS/LANDING

Carpet stairs down to lower ground floor with ceiling light and neutral decor. Doors to three bedrooms, bathroom and store cupboard.

Carpet stair rise leads to second floor master bedroom.

### MASTER BEDROOM 16'4" x 15'3"

A large double bedroom with carpet flooring and neutral decor. Spot lighting, two radiators, window and two velux windows. Opening to ensuite and doors to boarded out eaves storage areas

### ENSUITE 7'6" x 10'2"

Comprising of spa jet bath, wall mounted sink and close coupled WC. Spot lighting, ladder style radiator and velux window. Tiled walls and flooring.

### BEDROOM TWO 8'7" x 13'7"

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

### BEDROOM THREE 10'5" x 10'4"

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

### BEDROOM FOUR 8'5" x 7'5"

A good sized single bedroom currently used as an office with laminate flooring and neutral decor. Ceiling light, radiator and patio doors onto rear garden.

### BATHROOM 13'0" x 6'10"

Comprising of P shaped bath with plumbed in shower and shower screen, sink and close coupled WC. Obscure glass window, shaver point and storage cupboard. Tiled walls and flooring.

### OUTSIDE

To the front of the property is a driveway and lawn. Integral garage includes combi boiler, plumbing for washing machine, cupboards and tap.

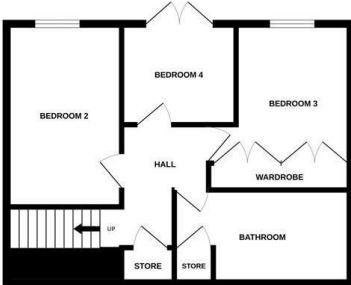
To the rear of the property is a great sized enclosed south facing garden with lawn and patio area. Gazebo and outside lighting.

### PROPERTY DETAILS

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



LOWER GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



GROUND FLOOR  
736 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1635 sq.ft. (151.9 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(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	

