

## Marketing Preview



**4 Elm Drive, Killamarsh, Sheffield, S21 1FT**

**£310,000**

**Bedrooms 4, Bathrooms 3, Reception Rooms 2**



CHAIN FREE!! A unique opportunity to purchase this four bedroom detached generous sized family home which is situated in a quiet spot. Offering ensuite bedroom, two bathrooms and downstairs WC (four WC in total!). Boasting masses of potential and having off road parking and garage.

### SUMMARY

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### HALLWAY

Enter via uPVC door into spacious hallway with neutral decor and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

### LOUNGE 14'9" x 13'1"

A spacious reception room with wallpapered walls, laminate flooring and feature fireplace. Ceiling light, two wall lights, radiator and window to the front. Under stairs storage cupboard and double doors to the kitchen/diner,

### KITCHEN/DINER 17'11" x 11'5"

Comprising of ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer. Three ceiling lights, radiator and side window. Sliding patio doors to the garden and sliding doors to the extra kitchen.

### EXTRA KITCHEN 13'4" x 7'10"

Having stainless steel sink, wall and base units and worktops. Space for freestanding cooker, laminate flooring and window to the rear. Doors to the garden, WC and outside.

### DOWNSTAIRS WC 3'2" x 5'6"

Comprising of wash basin, close coupled WC and bidet. Ceiling light, obscure glass window, fully tiled walls and tiled flooring.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light and access to the loft. Doors to the four bedrooms, bathroom and shower room.

### BEDROOM ONE 8'11" x 12'9"

A large double bedroom with wallpapered walls and carpet flooring. Ceiling light, radiator and window to the front. Built in wardrobes and cupboard housing boiler.

### BEDROOM TWO 17'4" x 9'11"

A second double bedroom with wallpapered walls and laminate flooring. Two ceiling lights, two radiators and window to the front.

### BEDROOM THREE 10'3" x 9'1"

A third good sized double bedroom with fitted wardrobes, wallpapered walls and carpet flooring. Ceiling light, radiator and window to the rear. Door to the ensuite.

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

A small ensuite having shower cubicle with over head shower, sink and close coupled WC. Ceiling light, obscure glass windows and tiled walls.

### BEDROOM FOUR 9'3" x 11'3"

A fourth double bedroom with carpet flooring, ceiling light, radiator and side window.

### BATHROOM 9'3" x 5'5"

A spacious and modern bathroom having bath with over head and hand held shower, pedestal sink and bidet. Two ceiling lights, wall light, chrome ladder style radiator and obscure glass window. Fully tiled walls and laminate flooring.

### SHOWER ROOM 4'11" x 6'3"

Comprising of shower cubicle with overhead electric shower, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and carpet flooring.

### OUTSIDE

Situated on a generous sized corner plot with a driveway to the front and side secured by iron gates and access to the garage.

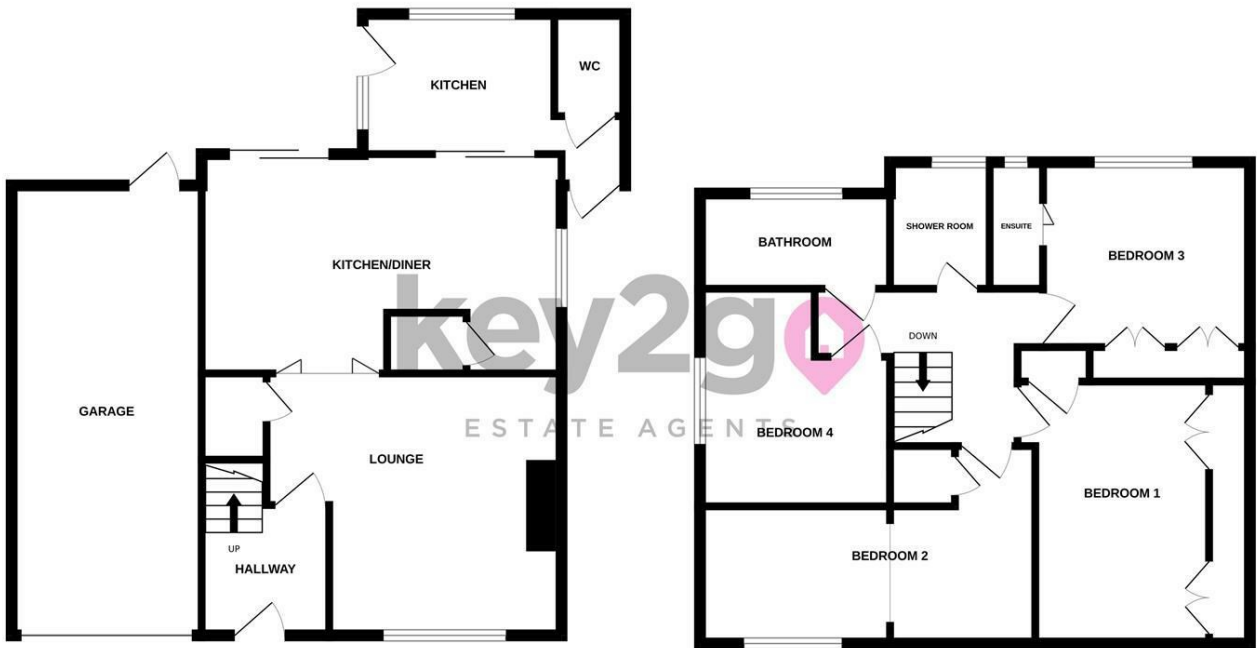
To the rear of the property is a patio area, decking and two greenhouses. Shrubs, conifers and rear access to the garage.

### PROPERTY DETAILS

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

GROUND FLOOR

1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

