

## Marketing Preview

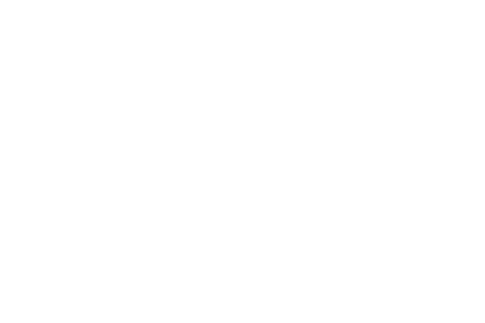


**4 Cragdale Grove, Mosborough, Sheffield, S20 5DS**

**£274,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A fantastic opportunity to purchase this three bedroom DETACHED property which has modern decor throughout and is tucked into a quiet cul-de-sac with village views. Offering conservatory, off road parking good sized rear garden. Close to great amenities, road links to Sheffield City Centre and M1 Motorway. Perfect family home!

## SUMMARY

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## HALLWAY

Enter via new composite door into the welcoming hallway with painted walls luxury vinyl tiled flooring, painted walls, ceiling light and radiator. Stair rise to the first floor and door to the lounge.

## LOUNGE 11'8" x 13'6"

Comprising of feature panelling to one wall, contrasting luxury vinyl tiled flooring and an under stairs storage cupboard. Ceiling light, radiator and large window to the front. Door to the kitchen/diner.

## KITCHEN/DINER 14'10" x 10'5"

Comprising of ample modern wall and base units, contrasting worktops and matching splash backs. Double oven, microwave, hob and extractor fan. One and a half stainless steel sink with a drainer and mixer tap. Integrated fridge/freezer and under counter space for a washing machine. Built in breakfast bar/dining table. Laminate flooring, ceiling light and two windows. Double doors to the side and door to the conservatory.

## CONSERVATORY

Comprising of a wall light, carpeted flooring and double doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, window and access to loft. Storage cupboard and doors to the three bedrooms and bathroom.

## BEDROOM ONE 8'2" x 10'11"

A good sized double bedroom with feature panelling to one wall and carpeted flooring. Ceiling light, radiator and window to the front with village views.

## BEDROOM TWO 8'8" x 10'11"

A second double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM THREE 6'5" x 8'0"

A third single bedroom with panelling to one wall and carpeted flooring. Ceiling light, radiator and window to the front.

## BATHROOM 5'10" x 6'1"

Comprising of a bath with a overhead and handheld shower, pedestal sink and low flush WC. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

## OUTSIDE

To the front of the property is a lawn area, driveway to the side

and gate to the rear.

Situated on a corner plot with a patio area and large lawn to the rear. Conifers for privacy and a shed. Two outdoor sockets and outdoor motion sensed lighting.

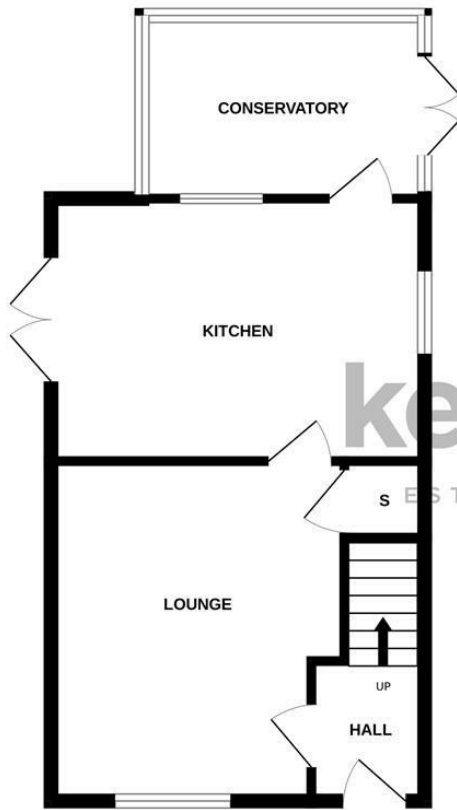
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C
- NEW COMPOSITE DOOR AND WINDOWS TO THE FRONT FITTED NOVEMBER 2023



GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



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ESTATE AGENTS

TOTAL FLOOR AREA: 799 sq.ft. (74.2 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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	



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