



Marketing Preview



160 Meadow Gate Avenue, Sothall, Sheffield, S20 2RS

£350,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into four bedroom detached property tucked into a quiet road and backing onto woodland. Two reception rooms, downstairs WC and master bedroom with ensuite. Utility room, stylish kitchen, double garage and ample off road parking. Close to great amenities, road links to Sheffield City Centre and the M1 Motorway. On the doorstep to Rother Valley! Perfect, large family home!

SUMMARY

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HALLWAY

Enter via uPVC door into the bright and welcoming hallway with white walls and laminate flooring. Ceiling light, radiator and stair rise to the first floor. Doors to the lounge, kitchen/diner, WC and under stairs storage cupboard.

LOUNGE 9'8" x 19'5"

A generous sized reception room with white walls and carpeted flooring. Two ceiling lights, two radiators and window to the front. Double doors to the garden.

KITCHEN/DINER 10'6" x 29'3"

A spacious family room with ample high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and hose mixer tap. Oven, hob and extractor fan. Integrated dishwasher and breakfast bar. Spotlighting, two radiators and window to the front. Three windows with woodland views, laminate flooring and door to the utility room.

UTILITY ROOM 5'0" x 6'2"

Having worktops and under counter space for a washing machine and tumble dryer. Boiler, ceiling light and laminate flooring. UPVC door to the garden.

DOWNSTAIRS WC 2'7" x 6'2"

Having tiled flooring, wash basin and close coupled WC. Ceiling light, radiator and obscure glass window.

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 storage cupboard.

MASTER BEDROOM 10'7" x 19'8"

A generous sized double bedroom white walls and carpet flooring. Two ceiling lights, radiator and two windows to the front. Door to the ensuite.

ENSUITE 5'6" x 7'1"

Comprising of a shower cubicle with overhead electric shower, wash basin and close coupled WC. Spotlighting, obscure glass window, fully tiled and tiled flooring.

BEDROOM TWO 10'10" x 12'4"

A second large double bedroom with painted walls, carpet flooring and over stairs storage cupboard. Ceiling light, radiator and window.

BEDROOM THREE 8'5" x 9'10"

A third double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear with woodland views.

BEDROOM FOUR 8'7" x 6'7"

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

BATHROOM 6'6" x 6'7"

A modern bathroom having bath with overhead electric shower and mixer shower tap, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

OUTSIDE

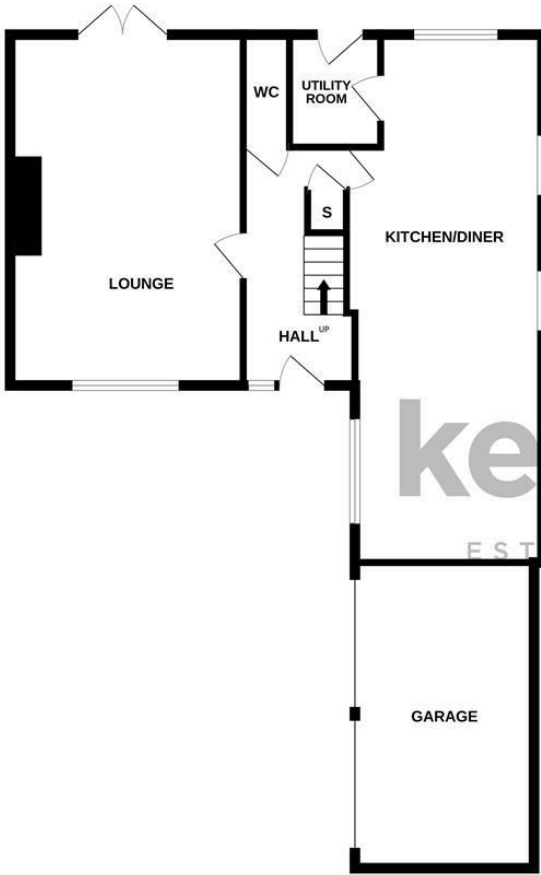
To the front of the property is a brick paved driveway with off road parking for 3/4 cars, double garage with power and lighting and access all the way around.

To the rear of the property is a large and enclosed garden which backs onto the woodland with patio area, lawn area and decking. Fencing, shed and summer house. Patio behind the house and garage.

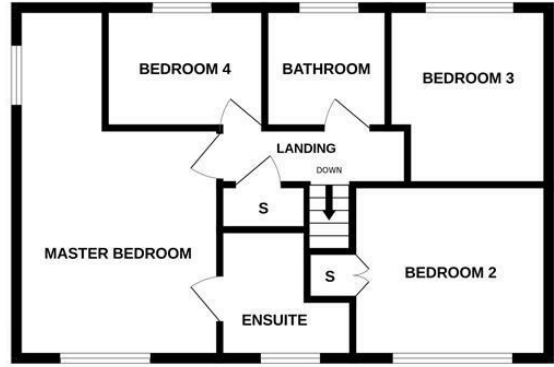
PROPERTY DETAILS

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

GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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		82
(69-80) C	68	
(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	

