

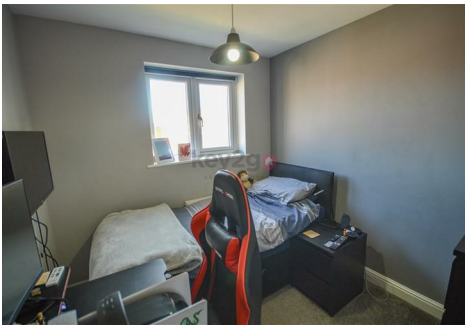
## Marketing Preview



**28 Kelgate, Mosborough, Sheffield, S20 5EJ**

**£535,000**

**Bedrooms 6, Bathrooms 3, Reception Rooms 3**



A unique opportunity to purchase this large five/six bedroom detached executive family home which is situated on a sought after estate. Offering ample reception space, master suite with a bathroom and dressing room and formal study/sixth bedroom. Also being ready to move into and having maintenance free garden, ample off road parking and double garage. Close to transport links with easy bus access to Sheffield and Chesterfield. With fantastic local amenities and within close proximity to a good choice of local school. Perfect family home!!

## SUMMARY

A unique opportunity to purchase this large five/six bedroom detached executive family home which is situated on a sought after estate. Offering ample reception space, master suite with a bathroom and dressing room and formal study/sixth bedroom. Also being ready to move into and having maintenance free garden, ample off road parking and double garage. Close to transport links with easy bus access to Sheffield and Chesterfield. With fantastic local amenities and within close proximity to a good choice of local school. Perfect family home!!

## HALLWAY

Enter via composite door into the open and welcoming hallway with neutral decor and laminate flooring. Spotlighting, radiator and storage cupboard. Stair rise to the first floor and doors to the WC, study/bedroom six, kitchen/diner and double doors to the lounge.

## LOUNGE 14'1" x 21'7"

A large reception room with feature wallpapered wall, laminate flooring and log burner with a feature fireplace. Two ceiling lights, two radiators and walk in bay window to the front.

## STUDY/BEDROOM SIX 11'1" x 7'7"

Comprising of feature painted wall and laminate flooring. Spotlighting, radiator and window.

## DOWNSTAIRS WC

Comprising of a vanity wash basin, close coupled WC and laminate flooring. Ceiling light, chrome ladder style radiator and obscure glass window.

## KITCHEN/DINER 20'11" x 12'0"

A second reception room with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a drainer and mixer tap. Fitted extractor fan and space for a range cooker. Under counter space for a wine fridge and space for an American style fridge/freezer. Spotlighting, tile effect flooring and window. Door to the utility and double doors to the conservatory.

## UTILITY ROOM 6'2" x 16'9"

A large and extended utility room with wall and base units, under floor heating and tile effect flooring. Two ceiling lights, two velux style windows and uPVC stable door to the side of the property.

## CONSERVATORY 22'11" x 14'7"

A large reception room with a solid roof having under floor heating and tile effect flooring. Spotlighting, two velux style windows and double doors to the garden.

## STAIRS/LANDING

A carpeted wrap around stair case with a separate stair way to

the master bedroom with window and velux style window, spotlighting and radiator. Access to the loft, storage cupboard and doors to the four bedrooms and family bathroom.

## MASTER SUITE 17'11" x 21'8"

A generous sized master bedroom with neutral decor, carpeted flooring and dressing room. Two ceiling lights, two radiators and three windows. Door to ensuite.

## ENSUITE 6'1" x 14'9"

A stylish ensuite with bath with mixer shower tap, shower cubicle with overhead shower, vanity wash basin and back to wall WC. Two ceiling lights, two chrome ladder style radiator and velux style window. Part tiled walls and tiled flooring.

## BEDROOM TWO 10'0" x 12'3"

A second double bedroom with feature wallpapered wall, laminate flooring and built in wardrobes. Ceiling light, radiator and window. Door to the ensuite.

## ENSUITE 5'10" x 6'11"

Comprising of a shower cubicle with an overhead shower, close coupled WC and vanity wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## BEDROOM THREE 12'2" x 8'6"

A third good sized double bedroom with feature painted wall and carpeted flooring. Ceiling light, radiator and window to the rear.

## BEDROOM FOUR 8'9" x 10'8"

A fourth double bedroom with feature painted wall and carpeted flooring. Ceiling light, radiator and window.

## BEDROOM FIVE 7'10" x 8'6"

A fifth single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 5'5" x 7'2"

Comprising of a bath with an overhead shower, vanity wash basin and a back to wall WC. Spotlighting, chrome ladder style radiator and obscure glass window. Storage cupboard, fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a brick paved driveway with ample off road parking, access to the double garage with power and lighting. Gated side access to the rear garden.

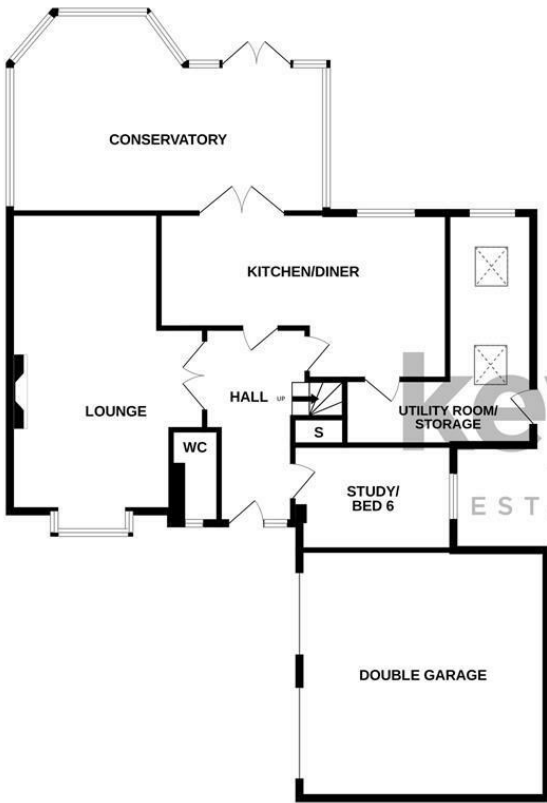
To the rear of the property is a landscaped, maintenance free and enclosed good sized garden with a patio area and astroturf area. Wall and fencing.

## PROPERTY DETAILS

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

GROUND FLOOR  
1440 sq.ft. (133.8 sq.m.) approx.

1ST FLOOR  
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2436 sq.ft. (226.3 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>	72	77
(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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