

## Marketing Preview



**22 Green Close, Renishaw, Sheffield, S21 3WS**

**£280,000**

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



CHAIN FREE!! A fantastic opportunity to purchase this ready to move into three bedroom detached property situated on a private driveway which is accessed by three houses in a great location. Offering master bedroom with an ensuite, downstairs WC and enclosed rear garden. Close to schools, shops and easy access to the M1 Motorway. Perfect family home!

### SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this ready to move into three bedroom detached property situated on a private driveway which is accessed by three houses in a great location. Offering master bedroom with an ensuite, downstairs WC and enclosed rear garden. Close to schools, shops and easy access to the M1 Motorway. Perfect family home!

### HALLWAY

Enter via uPVC door with obscure glass window into the hallway with neutral decor, wood effect flooring and smoke alarm. Ceiling light, two radiators and central heating thermostat. Open to the kitchen, dining room and door to the WC.

### DOWNSTAIRS WC 5'0" x 2'10"

A modern WC having back to wall WC and vanity wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Wood effect flooring and tiled splash back.

### KITCHEN 6'10" x 13'7"

Having an open plan feel with ample modern wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap. Space for a range cooker, space for an American style fridge/freezer and space for a washing machine. Integrated dishwasher. Recess spotlighting, burglar alarm keypad and window. Part tiled walls and wood effect flooring.

### DINING ROOM 7'7" x 14'10"

Comprising of neutral decor, wood effect flooring and under stairs storage cupboard. Recess spotlighting, radiator and a box window to the front.

### LOUNGE 18'11" x 11'5"

Having feature wallpapered wall, carpeted flooring and TV point. Two ceiling lights, radiator and window. Stair rise to the first floor landing and patio doors to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, smoke alarm and obscure glass window. Access to the loft and doors to the three bedrooms and bathroom.

### MASTER BEDROOM 9'5" x 14'0"

A double bedroom having neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

### ENSUITE 7'9" x 6'8"

A modern ensuite having double shower cubicle with plumbed in shower, back to wall WC and double vanity unit with wash basin. Ceiling light, stylish radiator and obscure glass window. Extractor fan, part tiled walls and tiled flooring.

### BEDROOM TWO 10'1" x 11'0"

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

### BEDROOM THREE 8'6" x 8'1"

A third good sized single bedroom with neutral decor and carpeted flooring. Built in bed and wardrobes with overhead storage. Ceiling light, radiator and window to the front.

### BATHROOM 9'9" x 8'1"

A spacious bathroom having bath, pedestal sink and low flush WC. Ceiling light, extractor fan and radiator. Part tiled walls, carpeted flooring and storage cupboard housing the hot water cylinder.

### OUTSIDE

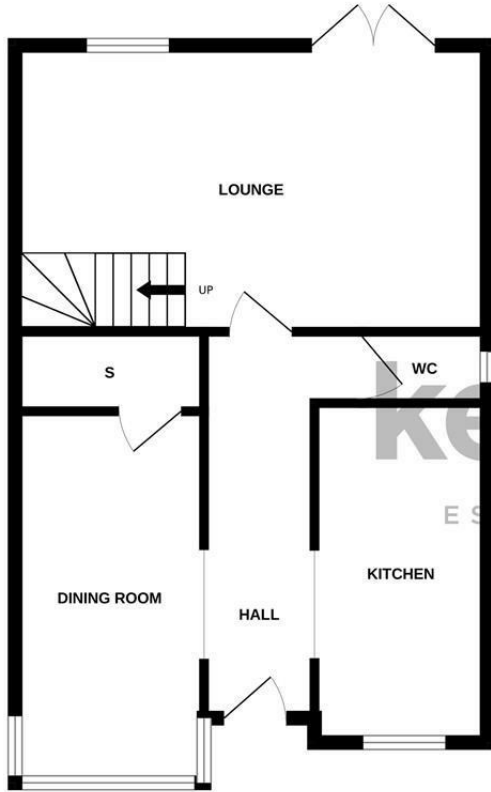
To the front of the property is a driveway with off road parking for two cars and path to the side leading to the rear.

To the rear of the property is an enclosed, low maintenance and tiered garden with patio area and lawn area. Flower beds, mature trees and shed.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBL GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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>		<b>84</b>
(69-80) <b>C</b>	<b>68</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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