

## Marketing Preview



**11 Camdale View, Ridgeway, Sheffield, S12 3XQ**

**£365,000**

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







**\*\* GUIDE PRICE £365,000 - £375,000 \*\***A unique opportunity to purchase this deceptively spacious three bedroom detached property set over three floors on a sought after estate. Having master bedroom with ensuite and well maintained rear garden. Being situated on a generous size plot, having garage, driveway providing off road parking and secondary garage/studio. Situated in a highly sought after village close to countryside walks and great local amenities. With great road links to both Sheffield and Chesterfield! A viewing is essential on this property!!

### SUMMARY

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### HALLWAY

Enter through UPVC door with built in laminate welcome mat, carpet flooring and ceiling light. Doors to office, storage cupboard, WC and master bedroom. Stair rise to upper level and descend to lower level.

### MASTER BEDROOM 11'11" x 12'4"

A good size double bedroom with feature wallpapered wall and laminate flooring. Ceiling light, radiator and window to the front. Door to ensuite.

### ENSUITE 8'5" x 5'6"

A spacious ensuite comprising of shower cubicle with overhead electric shower, vanity wash basin and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

### OFFICE 5'9" x 7'2"

Comprising of carpet flooring, neutral decor and ceiling light. Door to garage.

### DOWNSTAIRS WC 6'0" x 3'7"

Comprising of low flush WC and pedestal sink. Part tiled walls and vinyl flooring. Spotlights and radiator.

### UPPER LANDING

Having ceiling light, carpet flooring and two storage cupboards. Access to loft and doors to lounge, kitchen and dining room.

### LOUNGE 11'11" x 17'7"

A good size bright reception room with wallpapered walls, laminate flooring and feature fireplace. Two ceiling lights, two radiators and two windows with fantastic views.

### KITCHEN 11'10" x 10'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for dishwasher. Suspended ceiling with lighting and tile effect flooring.

### DINING ROOM 10'5" x 11'1"

A good sized reception room with tile effect flooring and neutral decor. Ceiling fan light, radiator and window to the rear.

### LOWER LANDING

Having laminate flooring, ceiling light and radiator. Doors to two bedrooms, bathroom and utility room.

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

A second double bedroom with painted walls and carpet flooring. Ceiling light, radiator and double door to garden.

### BEDROOM THREE 11'10" x 11'5"

A third double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the rear. Door to ensuite

### ENSUITE 4'11" x 7'11"

Comprising of shower cubicle with over head electric shower, pedestal sink and close coupled WC. Spotlights, radiator and obscure glass window. Part tiled walls and vinyl flooring.

### BATHROOM 15'2" x 5'9"

Having bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Tile effect flooring and part tiled walls.

### UTILITY ROOM 4'11" x 7'10"

Having worktops, stainless steel sink and boiler. Under counter space for washing machine and tumble dryer. Vinyl flooring, ceiling light and UPVC door to garden.

### OUTSIDE

To the front of the property is a well maintained lawn area, trees and shrubbery. Driveway and access to garage with power and lighting.

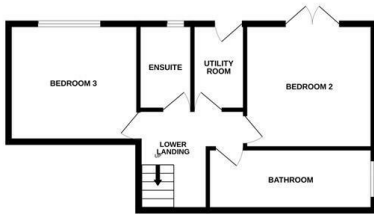
To the side of the property is a plot with lawn area and mature hedging. Driveway leading to studio which could be used as a office/snug with laminate flooring, spotlights and white painted walls.

To the rear of the property is an private enclosed garden with decking, lawn and patio area. Second patio area with garden shed. Hedging, mature plants and trees.

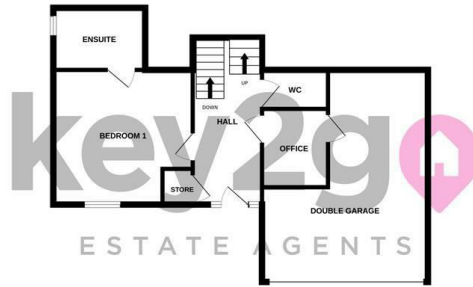
### PROPERTY DETAILS

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

BASEMENT  
505 sq.ft. (46.9 sq.m.) approx.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1660 sq.ft. (154.2 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</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	

