

Marketing Preview



3 Middle Ox Gardens, Halfway, Sheffield, S20 4SR

£345,000

Bedrooms 3, Bathrooms 3, Reception Rooms 2



Don't miss your chance to purchase this ready to move into detached house situated on a quiet cul-de-sac. A stunning, extended property with amazing open plan kitchen and living room. Having master suite with ensuite, two additional double bedrooms and downstairs WC. Also having low maintenance garden, garage and ample off road parking. Close to main public transport links and road networks to the M1 Motorway. Ideal family home!!

SUMMARY

Don't miss your chance to purchase this ready to move into detached house situated on a quiet cul-de-sac. A stunning, extended property with amazing open plan kitchen and living room. Having master suite with ensuite, two additional double bedrooms and downstairs WC. Also having low maintenance garden, garage and ample off road parking. Close to main public transport links and road networks to the M1 Motorway. Ideal family home!!

HALLWAY

Enter through composite door into welcoming hallway with part wood panelled walls and Amtico wood effect flooring. Ceiling light, radiator and front facing window. Smoke alarm and telephone point. Doors to downstairs WC, lounge and dining room. Stair rise to first floor.

DOWNSTAIRS WC 2'6" x 4'9"

Comprising of wash basin and back to wall WC. Ceiling light, victorian radiator and obscure glass window. Continued flooring from hallway and fully tiled walls.

LOUNGE 17'7" x 10'11"

A good sized, beautifully presented lounge with wood panelled walls, carpet flooring and wood burner effect fire. Ceiling light, two radiators, TV point and telephone point. Window to the front, double patio doors to rear and door to kitchen/living area.

KITCHEN/LIVING AREA 27'6" x 12'1"

An open plan extended family space fitted with high gloss modern wall and base units, contrasting corian worktops and tiled splash backs. Inset double sink with drainer and mixer tap. Neff oven, microwave, induction hob and chimney hood extractor fan. Integrated dishwasher, washing machine and space for American style fridge/freezer. Seating area, breakfast bar and dining area. Recess spotlighting, ceiling light and pelmet lighting. Window to the front and velux window creates brightness. Three radiators, wood effect with partial underfloor heating and under stairs storage cupboard. Double patio doors to garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, smoke alarm, radiator and window. Doors to three bedrooms, bathroom and storage cupboard housing combi boiler.

BEDROOM ONE 13'5" x 11'7"

A good sized double bedroom with neutral decor and carpet flooring. Ceiling light, radiator, TV point and window to the front. Built in wardrobes and drawers. Door to ensuite.

ENSUITE 5'10" x 5'6"

Comprising of corner shower cubicle with plumbed in shower, vanity unit with wash basin and back to the wall WC. Recess spot lighting, chrome ladder style radiator and extractor fan. Obscure glass window and fully tiled walls and underfloor heating.

BEDROOM TWO 11'1" x 8'7"

A second double bedroom with feature wallpapered wall, carpet flooring and built in wardrobe. Ceiling light, radiator and window to the front.

BEDROOM THREE 7'10" x 9'0"

A third double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear. Door to storage cupboard and access to boarded loft with integral loft ladders.

BATHROOM 7'2" x 6'0"

Comprising of P shaped bath with electric shower and glass shower screen. Vanity unit with wash basin and close coupled WC. Recess spotlighting, shaver point, ladder style radiator and obscure glass window. Fully tiled walls and wood effect with underfloor heating.

OUTSIDE

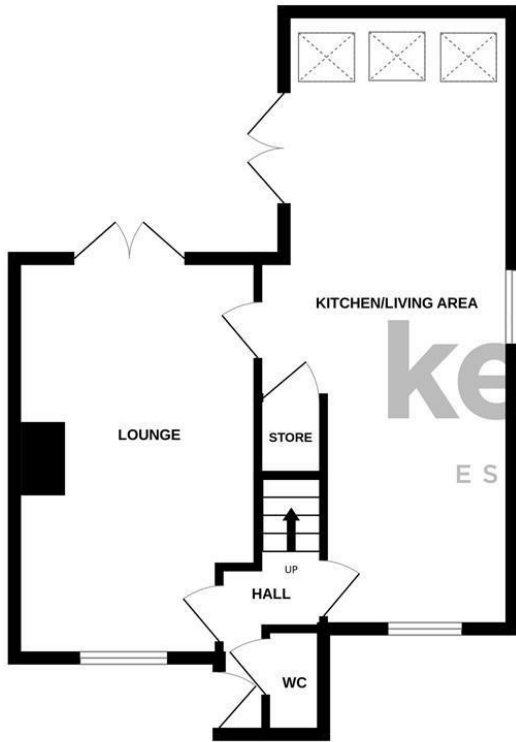
Tucked away up a private driveway to the front of the property is a lawn with trees and shrubs. Driveway providing off road parking for multiple vehicles with EV charging facility and leading to garage.

To the rear of the property is a stunning and enclosed landscaped garden with patio area, artificial grass and feature slide effect water wall. Electric power point and outside tap.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C
- FULL FIBRE BROADBAND

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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		81
(69-80) C	67	
(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	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk