

Marketing Preview



12 Ambleside Close, Halfway, Sheffield, S20 4GA

£370,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this spacious throughout, four double bedroom detached property which is situated on a quiet cul-de-sac. Offering large master bedroom with an ensuite and utility room with a WC. Also having off road parking, double garage and low maintenance garden. Being close to countryside walks, a choice of local amenities and good road links to Sheffield City Centre and M1 Motorway. Perfect family home!

SUMMARY

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PORCH

Enter via uPVC door into the porch with obscure glass side window, neutral decor, wood effect flooring and wall light. Door to the hallway.

HALLWAY

Having painted walls and wood effect flooring. Ceiling light and radiator. Central heating thermostat, smoke alarm and burglar alarm keypad. Stair rise to the first floor and doors to the lounge, utility room, kitchen, family room and garage.

LOUNGE 20'11" x 11'10"

A spacious reception room with feature wallpapered wall, carpeted flooring and feature fireplace with a log effect fire with a tiled back. Two ceiling lights, radiator and window. Doors to the garden and dining/family room.

DINING/FAMILY ROOM 17'7" x 11'4"

A second reception room with feature wallpapered wall and wood effect flooring. Two ceiling lights, stylish radiator and sliding patio door to the garden. Two storage cupboards, door to the hall and open to the kitchen.

KITCHEN 13'5" x 9'3"

Comprising of ample modern wall and base units, worktop and matching splash backs. Integrated dishwasher, integrated electric double oven, hob and extractor fan. One and a half sink with a chrome mixer tap. Recess spotlighting, stylish radiator and window to the front. Wood effect flooring.

UTILITY ROOM/WC 6'7" x 5'5"

Having worktops with under counter space for a washing machine and tumble dryer. Vanity unit with wash basin and back to wall WC. Ceiling light, radiator and obscure glass window. Fully tiled walls, tile effect flooring and extractor fan.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with painted walls, ceiling light and window. Storage cupboards, access the loft and doors to the four bedrooms and family bathroom.

MASTER BEDROOM 13'7" x 18'7"

A hotel style bedroom with neutral decor, carpeted flooring and walk in wardrobe. Two ceiling lights, two windows and TV point. Further loft access and door to the ensuite.

ENSUITE 6'8" x 6'8"

Comprising of a walk in shower, vanity wash basin and close

coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls, tile effect flooring and extractor fan.

BEDROOM TWO 13'8" x 9'11"

A second double bedroom with feature wallpapered wall and carpeted flooring. Recess spotlighting, radiator and window to the front.

BEDROOM THREE 10'4" x 10'6"

A third double bedroom which is currently used as a study with feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window.

BEDROOM FOUR 6'11" x 11'6"

A fourth good sized bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

BATHROOM 6'9" x 10'6"

Comprising of a bath and walk in shower cubicle with a plumbed in, rainhead and handheld shower. Vanity wash basin and close coupled WC. Recess spotlighting, chrome ladder style radiator and sky light. Fully tiled walls and tile effect flooring.

OUTSIDE

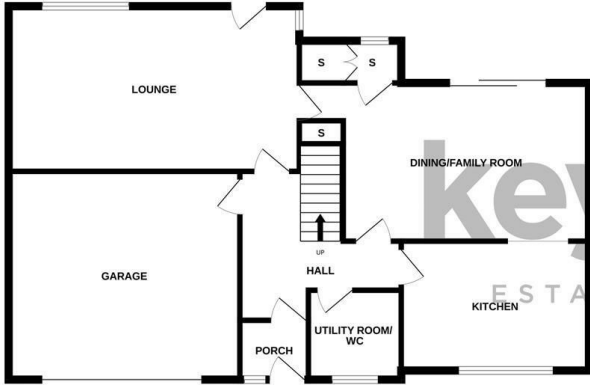
To the front of the property is a driveway, lawn area and access to the double garage with power and water point.

To the rear of the property is an enclosed garden with patio area, shrubbery and fencing to the boundaries.

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
1016 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 1895 sq.ft. (176.1 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		
(69-80) C	69	77
(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	

