

## Marketing Preview

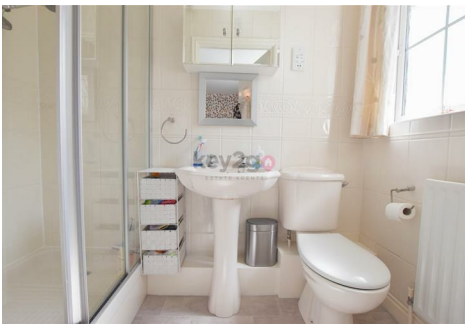


**36 Toll House Mead, Mosborough, Sheffield, S20 5EN**

**£450,000**

**Bedrooms 5, Bathrooms 3, Reception Rooms 2**







A fantastic opportunity to purchase this four/five double bedroom detached property which is situated on a private driveway in the ever popular Mosborough Village. Offering two ensuite bedrooms, open plan living, conservatory and utility room. Close to great amenities such as outstanding primary school, road links to Sheffield City Centre and M1 Motorway. Perfect family home!

## SUMMARY

A fantastic opportunity to purchase this four/five double bedroom detached property which is situated on a private driveway in the ever popular Mosborough Village. Offering two ensuite bedrooms, open plan living, conservatory and utility room. Close to great amenities such as outstanding primary school, road links to Sheffield City Centre and M1 Motorway. Perfect family home!

## HALLWAY

Enter into the spacious hallway with neutral decor and LVT wood effect herringbone flooring. Two ceiling lights, radiator and stair rise to the first floor. Double doors to the lounge, doors to the Wc, playroom/bedroom five and breakfast kitchen.

## DOWNSTAIRS WC 8'0" x 3'5"

Comprising of a vanity wash basin and close coupled WC. Recess spotlighting, radiator and extractor fan. Neutral decor and mosaic tile effect flooring.

## LOUNGE 11'9" x 16'0"

A bright and airy reception room with feature wallpapered wall and carpeted flooring. Two ceiling lights, two radiators and walk in bay window to the front. Double doors to the breakfast/living/kitchen.

## KITCHEN/ BREAKFAST ROOM 35'2" x 8'7"

A room which is perfect for entertaining with ample modern wall and base units, contrasting marble effect worktops and island with seating. Integrated electric oven, electric five ring induction hob and integrated microwave. Integrated dishwasher, integrated wine cooler and space for a fridge/freezer. Recess spotlighting, further ceiling light over the island and window to the rear. Neutral decor and continued LVT wood effect herringbone flooring from the hallway. Sliding doors into the conservatory, french doors to the rear garden and door to the utility.

## UTILITY ROOM 7'3" x 3'2"

Having further wall and base units and worktops. Space for a washing machine and tumble dryer. Recess spotlighting, radiator and window. Neutral decor, mosaic tile effect flooring and burglar alarm keypad. Doors to the side, garage and under stairs storage cupboard.

## CONSERVATORY 12'4" x 12'10"

A great extra living space with a wall light, radiator and wood effect flooring. Door to the garden.

## PLAYROOM/BEDROOM FIVE 8'0" x 12'9"

An additional room which was previously a garage and could be converted back if needed with neutral decor and carpeted flooring. Recess spotlighting and stylish radiator.

## STAIRS/LANDING

A carpeted stair rise to the first floor gallery landing with neutral decor, ceiling light, radiator and smoke alarm. Access to the partially boarded attic space with pull down fitted ladder and doors to the four bedrooms, family bathroom and storage cupboard.

## MASTER BEDROOM 12'1" x 14'8"

A generous sized double bedroom with painted walls, carpeted flooring and built in wardrobes. Telephone point, radiator and window. Door to the ensuite.

## ENSUITE 5'0" x 6'8"

Comprising of a shower cubicle with a plumbed in shower, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Extractor fan, shaver point, fully tiled walls and tile effect flooring.

## BEDROOM TWO 12'11" x 12'11"

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

## ENSUITE 3'9" x 7'1"

Comprising of a shower cubicle, pedestal sink and low flush WC. Shaving point, radiator and obscure glass window. Extractor fan, fully tiled walls and tile effect flooring.

## BEDROOM THREE 15'5" x 10'5"

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

## BEDROOM FOUR 11'5" x 12'4"

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

## BATHROOM 10'0" x 5'5"

Comprising of a bath with a mixer shower tap, pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Extractor fan and shaver point. Fully tiled walls and wood effect flooring.

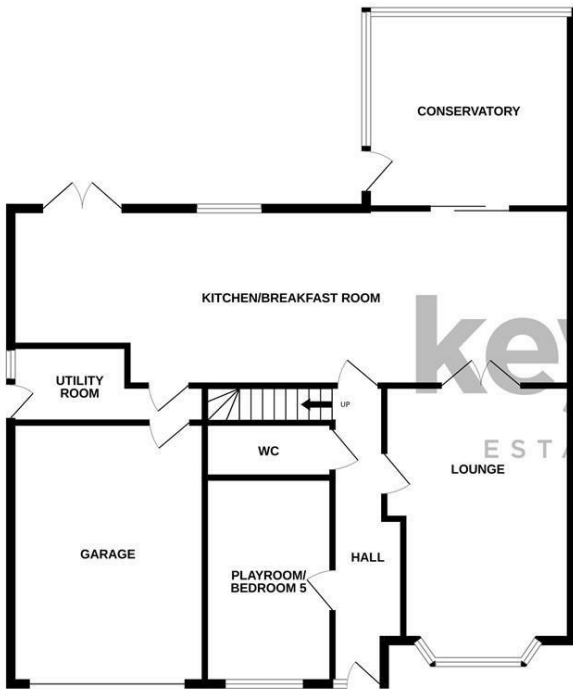
## OUTSIDE

To the front of the property is a gated driveway leading to off road parking for three vehicles. Lawn area and integral garage with power and lighting. Side gate leading to the enclosed rear garden with patio, lawn and gravel area. Mature plants and shrubs creating privacy.

## PROPERTY DETAILS

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

GROUND FLOOR  
1187 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 2096 sq.ft. (194.7 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>		
(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		
	70	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

