



Marketing Preview



23 Toll House Mead, Mosborough, Sheffield, S20 5EL

£385,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



A fantastic opportunity to purchase this modern four bedroom detached property which is situated on a quiet road. Offering a stylish, open plan kitchen/diner, modern bathroom, downstairs WC and master bedroom with an ensuite. Also having off road parking, garage and a landscaped garden. Situated in a sought after area in the ever popular Mosborough Village. Close to great local amenities, schools and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!!

SUMMARY

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HALLWAY

Enter via composite door into the hallway with a built in welcome mat and carpeted flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 11'7" x 14'10"

A bright reception room with painted walls and carpeted flooring. Two ceiling lights, radiator and walk in bay window to the front. Double doors open to the kitchen/diner.

KITCHEN/DINER 18'4" x 10'8"

A stunning and open plan kitchen/diner fitted with ample modern wall and base units, wood effect worktops and tiled splash backs. One and a half stainless steel sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated bin, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Spot lighting, radiator and window to the rear. Tiled flooring, underfloor heating and under stairs storage cupboard. Patio doors to the rear and door to the inner hallway.

INNER HALLWAY

Comprising of contrasting flooring and spot lighting. Composite door to outside and door to the downstairs WC.

DOWNSTAIRS WC 3'7" x 6'10"

Having a vanity wash basin and back to wall WC. Ceiling light, radiator and obscure glass window. Tiled flooring and under floor heating.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the four bedrooms and bathroom.

BEDROOM ONE 9'1" x 12'11"

A large double bedroom with painted walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 5'6" x 6'2"

A modern ensuite having a shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Ceiling light, ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

BEDROOM TWO 8'2" x 13'9"

A second good sized double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 8'2" x 10'10"

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

BEDROOM FOUR 8'2" x 9'11"

A fourth single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 6'5" x 5'5"

A modern bathroom having a bath with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

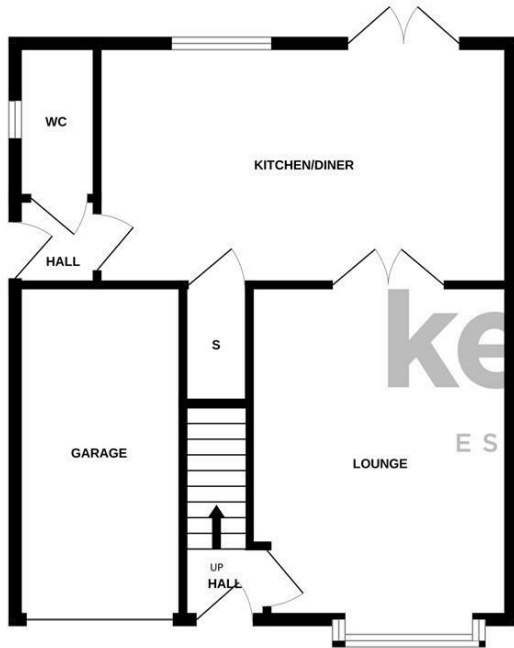
To the front of the property is a driveway leading to the garage with power which is currently housing the boiler. Bin store and path to the side and rear.

To the rear of the property is a landscaped, enclosed and private garden with a lawn area, flowerbeds and fencing. Patio with electric awning.

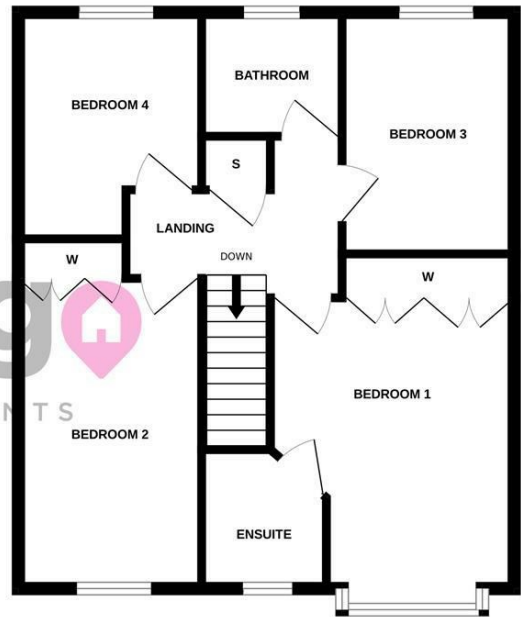
PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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) A		84
(81-91) B		
(69-80) C	74	
(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	

