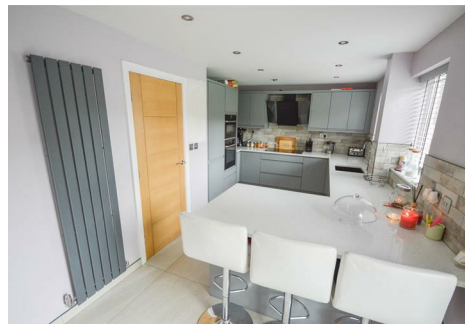


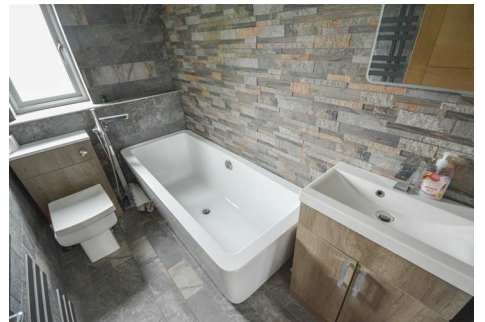
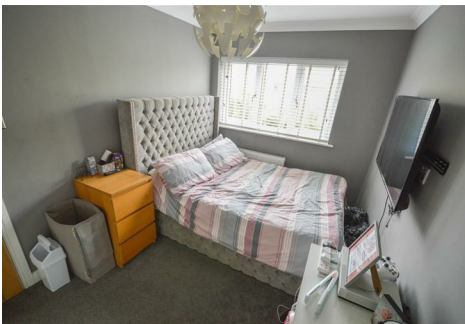
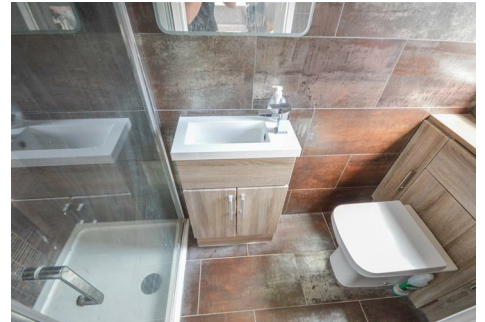
## Marketing Preview



**9 Wychwood Grove, Sothall, Sheffield, S20 2QN**

**£350,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 2**



**\*\* GUIDE PRICE £350,000 - £360,000 \*\*** A fantastic opportunity to purchase this four double bedroom, detached property which is situated on a quiet cul-de-sac. Offering a downstairs WC, ensuite bedroom and being modern throughout. Also having off road parking for two cars and garage. Close to Rother Valley, great amenities and good road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

## SUMMARY

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## PORCH

Enter via composite door into the porch with white walls and tiled flooring. Spotlighting, radiator and door to the lounge.

## LOUNGE 13'1" x 19'7"

A spacious reception room with carpeted flooring, feature wall display and feature electric fire with venetian fire and LED. Ceiling light, radiator and large window with ledge. Door to the hallway.

## HALLWAY

Comprising of spotlighting, radiator and tiled neutral flooring. Storage cupboard, stair rise to the first floor and doors to the downstairs WC and kitchen/diner.

## KITCHEN/DINER 21'4" x 10'1"

A modern and spacious kitchen/diner which is high spec quality with ample wall and base units, quartz worktops and breakfast bar. Oven, microwave, electric 5 ring gas hob and extractor fan. Integrated fridge/freezer, dishwasher and washing machine. Spotlighting, two vertical radiators and two windows. Tile effect flooring, space for a dining table and double doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with painted walls, spotlighting, radiator and window. Access to the loft and doors to the four bedrooms and bathroom.

## BEDROOM ONE 9'8" x 9'7"

A double bedroom with carpeted flooring and storage cupboard. Ceiling light, radiator and window. Door to the ensuite.

## ENSUITE 2'9" x 7'8"

Comprising of a shower cubicle with a tap, handheld shower and glass sliding door. Sink unit with storage and a waterfall tap and WC with built round storage. Spotlighting, vertical radiator and obscure glass window. Tiled flooring and tiled walls.

## BEDROOM TWO 9'4" x 9'7"

A second spacious double bedroom with carpeted flooring. Ceiling light, radiator and window.

## BEDROOM THREE 7'9" x 11'4"

A third double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the rear.

## BEDROOM FOUR 8'3" x 10'5"

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

## BATHROOM 4'10" x 8'5"

Comprising of a large bath with a freestanding shower mixer tap, sink unit with storage and a waterfall tap and WC unit with quartz top. Spotlighting, vertical radiator and obscure glass window. Tiled walls and tiled flooring.

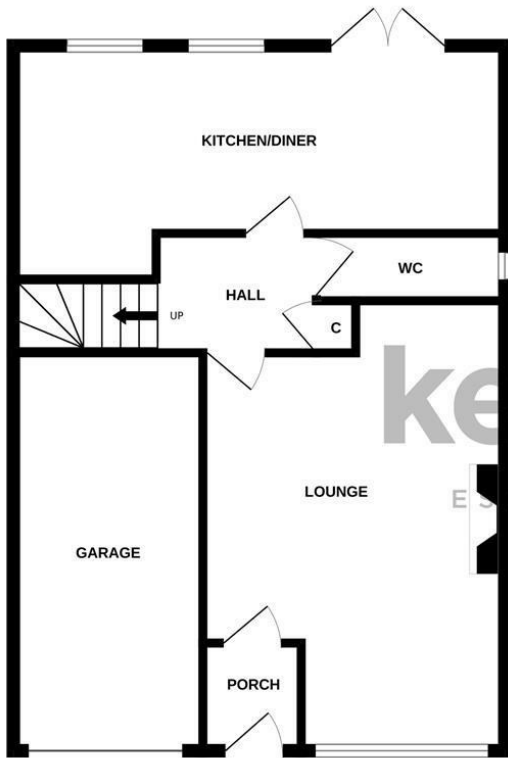
## OUTSIDE

To the front of the property is a driveway and access to the garage. To the rear of the property is a good sized low maintenance garden with an astrotuf area.

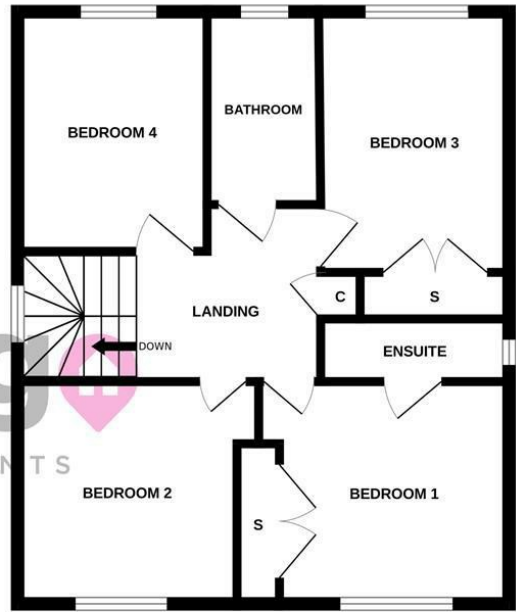
## PROPERTY DETAILS

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

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 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>		<b>83</b>
(69-80) <b>C</b>	<b>68</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

