

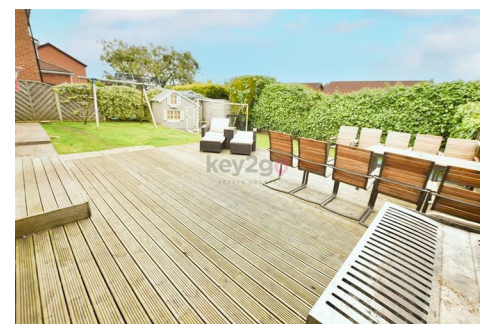
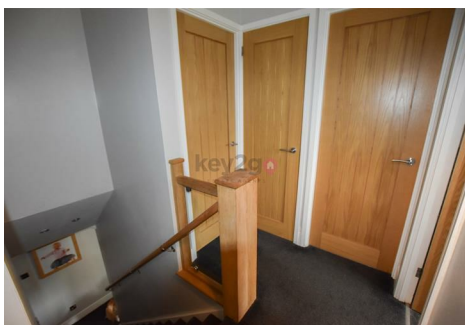
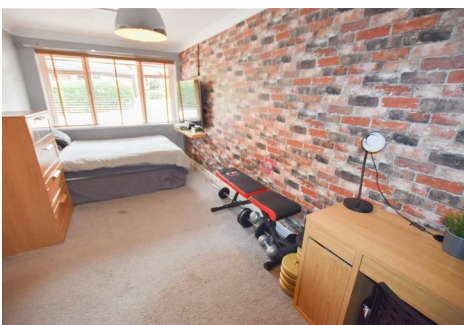
## Marketing Preview



**14 Darfield Close, Owlthorpe, Sheffield, S20 6SW**

**£375,000**

**Bedrooms 5, Bathrooms 1, Reception Rooms 2**



Don't miss your opportunity to purchase this stunning and modern throughout five bedroom detached property situated at the head of a quiet cul-de-sac next to countryside. Offering utility room, downstairs WC, ample off road parking and bar. The property is well positioned for local amenities including Crystal Peaks Shopping Centre and Drakehouse Retail Park. Close to main public transport links and with good road networks to Sheffield City Centre. Within close proximity to a range of local schools, this property would make the ideal family home!

### SUMMARY

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### PORCH

Enter into porch via Stylish composite door with wood flooring and neutral decor. Recess spot lighting, radiator and burgular alarm keypad. Door to hallway.

### HALLWAY

With neutral decor, carpet flooring and recess spot lighting. Doors to kitchen, bedroom five, utility room and downstairs WC.

### KITCHEN/DINER 19'3" x 12'8"

Fitted with ample modern wall and base units, contrasting worktops and up stands. Integarted electric double oven, electric hob and extractor fan. Integarted fridge, dishwasher and wine cooler. Recess spot lighting, ceiling light and two radiators. Wall cladding, neutral decor and tiled flooring. Door to under stairs storage cupboard, patio doors and double doors to lounge.

### LOUNGE 18'6" x 11'1"

A spacious lounge with feature panelled wall, neutral decor and carpet flooring. Two ceiling light, radiator and two windows.

### UTILITY ROOM 6'8" x 5'4"

Useful extra room with space for washing machine. tumble dryer and freezer. Ceiling light, smoke alarm, boiler and window. Neutral decor, tiled flooring and access to loft. Door to outside.

### DOWNSTAIRS WC 5'2" x 2'6"

With vanity unit and close coupled WC. Ceiling light, radiator and obscure glass window. Neutral decor and wood effect flooring.

### BEDROOM FIVE 8'2" x 18'1"

A good sized room which was perviously garage with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window to the front. Access to loft.

### STAIRS/LANDING

A carpet stair rise with oak bannister to first floor landing with wall lighting and smoke alarm. Doors to four bedrooms, bathroom and store cupboard.

### BEDROOM ONE 11'1" x 12'7"

A front facing double bedroom with carpet flooring and painted walls. Ceiling light, radiator and window. Built in wardrobes and over stair storage cupboard.

### BEDROOM TWO 9'6" x 9'2"

A second double bedroom with carpet flooring, wood panelling and built in wardrobe. Ceiling light, radiator and window.

### BEDROOM THREE 8'3" x 11'2"

A third double bedroom with painted walls, carpet flooring and built in wardrobes. Ceiling light, radiators and windows.

### BEDROOM FOUR 10'5" x 6'8"

A fourth bedroom with wood panelling to walls and carpet flooring. Ceiling light, radiator and window. Door to store cupboard.

### BATHROOM 7'5" x 5'6"

Comprising of shaped bath with mixer tap, rain head shower and hand held shower. Close coupled WC and wash basin. Recess spot lighting, chrome ladder style raditor and obscure glass window. Fully tiled walls and flooring.

### BAR 13'2" x 25'9"

Great use of extra space with decked flooring, bar area and hot tub. Log burner, heat lamp and bi folding doors.

### OUTSIDE

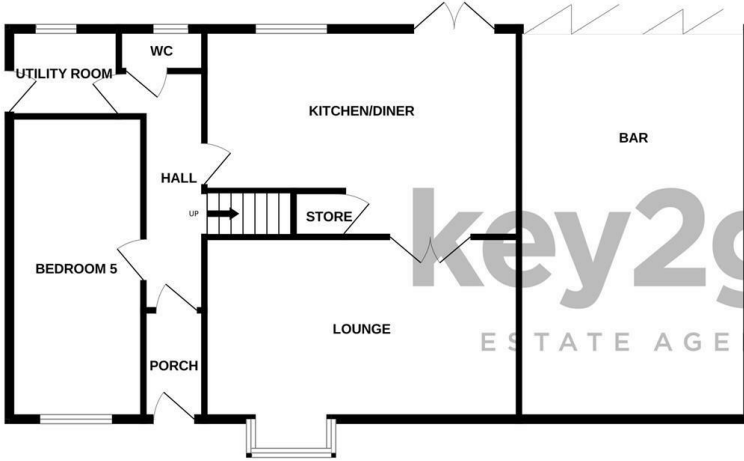
To the front of the property is a block paved driveway providing ample off road parking.

To the rear of the property is enclosed garden with lawn and decked area over looking countryside.

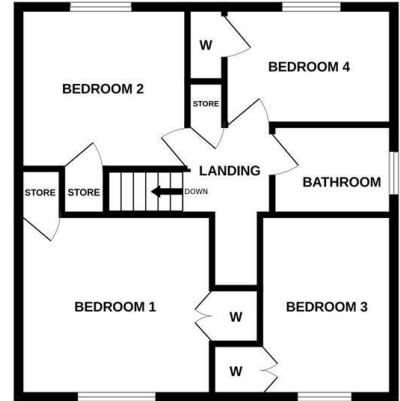
### PROPERTY DETAILS

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

GROUND FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.



1ST FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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>		<b>82</b>
(69-80) <b>C</b>	<b>72</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	



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