



Marketing Preview



1 Waterfield Mews, Westfield, Sheffield, S20 8FJ

£260,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A unique opportunity to purchase this spacious, three bedroom detached property which is situated on a quiet road. Offering a conservatory, downstairs WC and office. Also having off road parking and garage for storage. Being close to Crystal Peaks, Drakehouse Retail Park and on the doorstep to the tram. Perfect family home!

SUMMARY

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HALLWAY

Enter via uPVC door into the hallway with painted walls, vinyl flooring, ceiling light and radiator. Doors to the breakfast kitchen and downstairs WC.

DOWNSTAIRS WC 4'5" x 3'11"

Comprising of a close coupled WC, pedestal sink and vinyl flooring. Ceiling light, radiator and obscure glass window.

BREAKFAST KITCHEN 11'1" x 15'5"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a dishwasher and washing machine. Two ceiling lights, two radiators and dual aspect windows. Breakfast bar and laminate flooring. Doors to the conservatory and lounge.

LOUNGE 12'11" x 15'7"

A spacious reception room with feature painted wall, laminate flooring and stair rise to the first floor. Two ceiling lights, two radiators and window to the front. Sliding doors to the conservatory.

CONSERVATORY 17'0" x 11'1"

A larger than average extra reception room with a feature painted wall and laminate flooring. Ceiling fan light and radiator. Double doors to outside and door to the office.

OFFICE 8'2" x 10'2"

A great extra space which has been converted from the garage and could also be used as a gym/playroom with laminate flooring. Ceiling light, electric heater and window to the rear.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, storage cupboard and access to the boarded loft via a fixed loft ladder. Doors to the three bedrooms and bathroom.

BEDROOM ONE 10'0" x 9'2"

A double bedroom with painted walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM TWO 9'8" x 9'6"

A second double bedroom with a feature painted wall and laminate flooring. Ceiling light, radiator and window to the rear. Fitted wardrobes and over stairs storage cupboard.

BEDROOM THREE 9'11" x 7'1"

A third good sized single bedroom with painted walls and carpeted flooring, also including fitted wardrobe. Ceiling light, radiator and window to the front.

BATHROOM 10'2" x 6'1"

Comprising of a bath with a mixer shower tap, shower cubicle with an overhead and handheld shower, Shower includes light fitting and built in extractor fan. Vanity wash basin and unit including illuminating mirror and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and vinyl flooring.

OUTSIDE

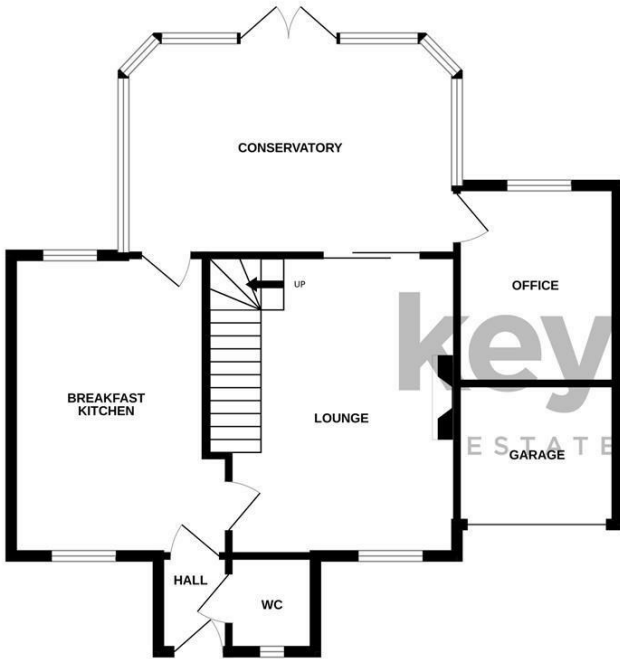
To the front of the property is a pebbled area, driveway and flowerbeds. Garage for storage and two sheds.

The property has gated access to a private and enclosed garden with a patio, lawn and pebbled area. Plants and shrubbery. There is also an outside tap and external double electric socket.

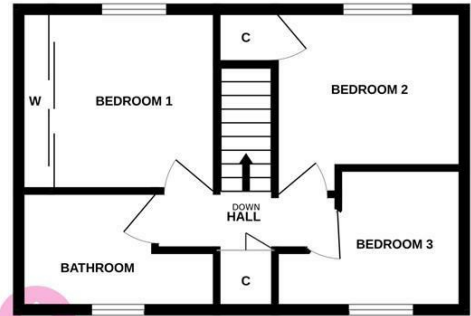
PROPERTY DETAILS

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

GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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		
(81-91) B		83
(69-80) C	68	
(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	

