



## Marketing Preview



**18 Ormes Meadow, Owlthorpe, Sheffield, S20 6TE**

**£340,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**



**\*\* GUIDE PRICE £340,000 - £350,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this spacious, four bedroom detached property which is situated on a quiet cul-de-sac. Offering a sun room, great open plan living and being ready to move into. Also having a garage, downstairs WC and master bedroom with an ensuite. Close to great amenities, tram routes and road links to Sheffield City Centre and M1 Motorway. Perfect family home!!

### SUMMARY

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### HALLWAY

Enter into spacious hallway with ceiling light, radiator and storage cupboard housing the full height fridge/freezer. Central heating thermostat and burglar alarm keypad. Doors to the WC, lounge and kitchen/diner.

### DOWNSTAIRS WC 3'7" x 10'0"

Comprising of back to wall wash basin and WC. Recess spotlighting, radiator and obscure glass window. Neutral decor and tile effect flooring.

### LOUNGE 11'3" x 15'10"

Having a feature painted wall, wooden flooring and a feature fireplace with a pebble effect gas fire. Ceiling light, radiator and window.

### KITCHEN/DINER 11'7" x 21'10"

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with a mixer tap. Integrated electric oven, hob and extractor fan. Integrated dishwasher, washing machine and fridge/freezer. Wood effect flooring, two ceiling lights and windows to the front and side. Breakfast bar and stair rise to the first floor landing. Open to the sun room and door to the lounge.

### SUN ROOM 12'1" x 12'5"

A great extra living space which is open plan with recess spotlighting, wood effect flooring and radiator. Door to the garden.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, airing cupboard housing the combi boiler and access to the loft. Door to the four bedrooms and family bathroom.

### BEDROOM ONE 11'7" x 12'0"

A double bedroom with neutral decor, wood effect flooring and built in wardrobes. Ceiling light, radiator and window to the rear. Door to the ensuite.

### ENSUITE 4'9" x 6'0"

Comprising of a corner shower cubicle, pedestal sink and close coupled WC. Recess spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls, wood effect flooring and extractor fan.

### BEDROOM TWO 11'6" x 12'0"

A second double bedroom with neutral decor, wood effect flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 6'5" x 10'3"

A third small double bedroom with neutral decor and wood effect flooring. Ceiling light, radiator and window to the front.

### BEDROOM FOUR 7'10" x 10'4"

A fourth bedroom which is currently used as a dressing room with painted walls and wood effect flooring. Radiator and window to the front,

### FAMILY BATHROOM 8'5" x 6'2"

Comprising of a 'p' shaped bath with a plumbed in shower. Recess spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tile effect flooring. Shaving point and extractor fan.

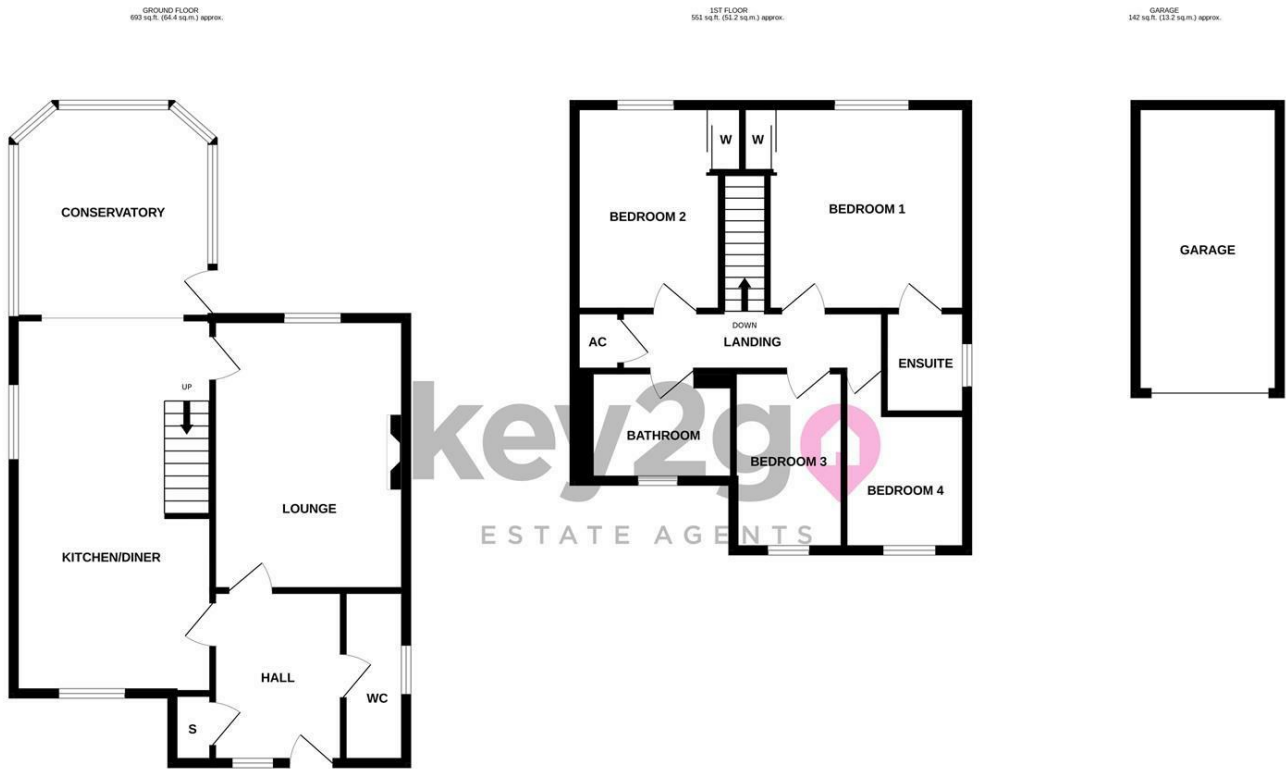
### OUTSIDE

To the front of the property is a lawn area and shrubbery. Driveway providing off road parking and a garage.

To the rear of the property is a private and enclosed garden with patio, lawn and decking.

### PROPERTY DETAILS

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



TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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>	73	82
(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	

