

## Marketing Preview



**8 Grizedale Close, Sothall, Sheffield, S20 2DP**

**£185,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





CHAIN FREE!! Call our sales team to book a viewing on this spacious and ready to move into three bedroom semi-detached property which is situated in a great location. Offering an occasional fourth bedroom/second reception room and conservatory. Also having off road parking and a good sized garden. Close to Rother Valley, Drakehouse Retail Park and Crystal Peaks. Perfect for first time buyers or families alike!

## SUMMARY

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## KITCHEN/DINER

Enter via composite door into the kitchen/diner with ample modern wall and base units, contrasting worktops and tiled splash back. Stainless steel sink with a chrome mixer tap. Integrated electric oven, hob and extractor fan. Space for a washing machine and tumble dryer. Space for a full height fridge/freezer/American style fridge/freezer. Three ceiling lights, radiator and window. Stair rise to the first floor and doors to the lounge and reception room two/occasional bedroom four.

## LOUNGE 11'8" x 15'3"

Comprising of neutral decor, carpeted flooring and a fireplace with a pebble effect electric fire. Two ceiling lights, wall lighting and radiator. Smoke alarm and TV point. Door to the conservatory.

## CONSERVATORY 7'4" x 7'5"

A great extra living space with windows to all three sides and tile effect flooring. Door to the garden.

## RECEPTION ROOM TWO/BEDROOM FOUR

A great extra space which was previously the garage and still has a garage door so it can easily be converted back. Neutral decor, carpeted flooring and access to the loft. Two ceiling lights, radiator and window.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, smoke alarm and access to the loft. Doors to the three bedrooms and bathroom.

## BEDROOM ONE 11'8" x 9'5"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front. Fitted wardrobes with mirrored fronts and a storage cupboard with shelving.

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

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

## BEDROOM THREE 7'3" x 7'1"

A third good sized single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 5'9" x 5'9"

Comprising of a bath with an electric shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and extractor fan. Part tiled walls and vinyl flooring.

## OUTSIDE

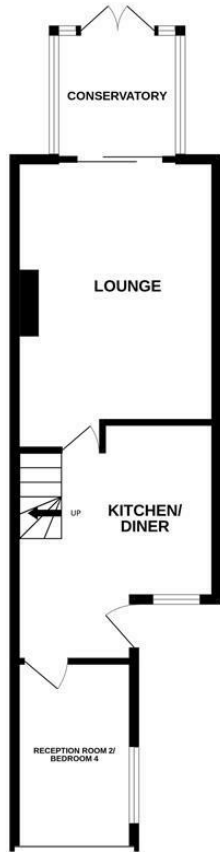
To the front of the property is a lawn and driveway with off road parking for two cars. Side path to the rear.

To the rear of the property is a good sized garden with a lawn, patio, plants and shrubbery.

## PROPERTY DETAILS

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

GROUND FLOOR  
449 sq. ft. (41.8 sq.m.) approx.



1ST FLOOR  
351 sq. ft. (32.6 sq.m.) approx.



key2go  
ESTATE AGENTS

TOTAL FLOOR AREA : 801 sq.ft. (74.4 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>		
(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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