

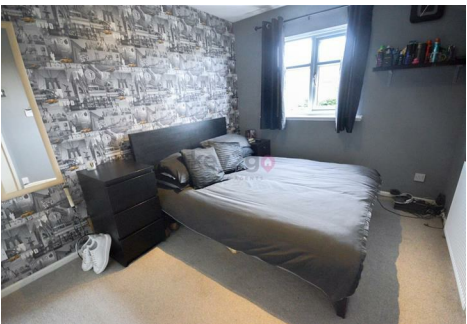
Marketing Preview



15 Pembrey Court, Sothall, Sheffield, S20 2GY

£318,500

Bedrooms 4, Bathrooms 2, Reception Rooms 1



Don't miss your opportunity to purchase this beautifully presented and extended four bedroom detached property situated in a popular residential area. Offering conservatory, utility room and garage. Also having off road parking and enclosed rear garden. The property is well positioned for local amenities including Crystal Peaks Shopping Centre and Drakehouse Retail Park. A short walk away from Rother Valley Country Park and main public transport links. Perfect family home!

SUMMARY

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HALLWAY

Enter through composite door into hallway with laminate flooring and neutral decor. Ceiling light, radiators and two obscure glass windows. Door to lounge and stair rise to first floor landing.

LOUNGE 14'1" x 16'4"

A good sized lounge with feature wallpapered wall, carpet flooring and electric fire with surround. Ceiling light, two radiators and bay window. Doors to kitchen and garage.

KITCHEN/DINER 14'0" x 9'3"

A modern kitchen fitted with high gloss wall and base units, contrasting worktops, tiled splash backs and under cupboard sensor lighting. Circular sink with drainer and waste disposal. Oven, gas hob and extractor fan. Integrated microwave, fridge and slimline dishwasher. Spot lighting, vertical radiator and window. Laminate flooring, neutral decor and patio doors to conservatory.

CONSERVATORY 12'7" x 9'6"

Great extra living space with wooden flooring and neutral decor. Remote lighting, electric heater, doors onto rear garden and to utility room.

UTILITY ROOM 6'1" x 6'3"

With worktops and under counter space for washing machine and space for fridge/freezer. Ceiling light, boiler, neutral decor and laminate flooring. Door to garage with power and lighting and UPVC door to rear garden.

STAIRS/LANDING

A carpet stair rise to first floor landing with neutral decor, ceiling light and access to loft. Doors to four bedrooms, bathroom and airing cupboard.

BEDROOM ONE 7'5" x 15'10"

A good sized double bedroom with laminate flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and window to the front. Door to ensuite.

ENSUITE 6'3" x 7'3"

Comprising of double shower cubicle with electric shower, built in sink and WC. Spot lighting, ladder style radiator and obscure glass window. Tiled flooring and walls.

BEDROOM TWO 8'1" x 12'5"

A second double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window.

BEDROOM THREE 8'9" x 10'9"

A third double bedroom with neutral decor, carpet flooring and built in wardrobe. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 5'10" x 9'3"

A fourth bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window.

BATHROOM 5'1" x 7'6"

Comprising of bath with mixer tap, electric shower and shower screen. Wall mounted sink and close coupled WC. Spot lighting, radiator and obscure glass window. Tiled walls and flooring.

OUTSIDE

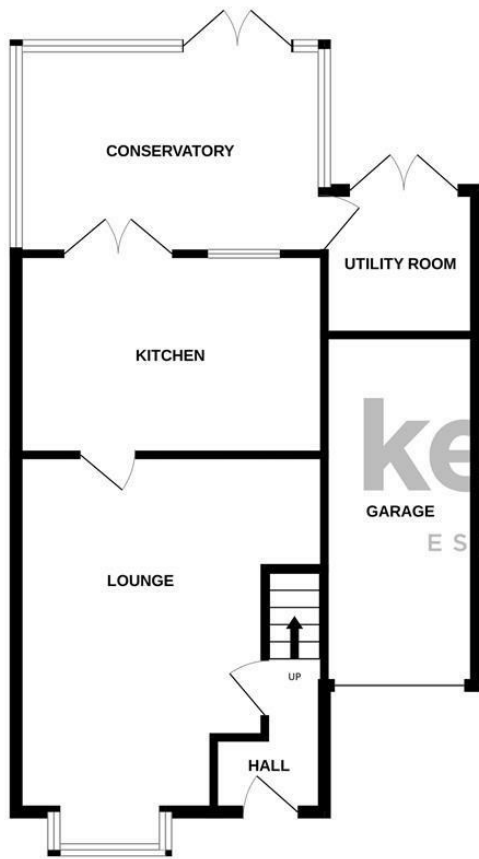
To the front of the property is a block paved driveway providing ample off road parking, lawn and hedging to the boundary.

To the rear of the property is a enclosed garden with decked area, lawn and hedges to the boundary.

PROPERTY DETAILS

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

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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		77
(69-80) C	63	
(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	



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