

## Marketing Preview



**3 Willingham Close, Sothall, Sheffield, S20 2PD**

**£300,000**

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





NO CHAIN!! A fantastic opportunity to purchase this spacious and immaculately presented three bedroom detached property which is situated on a quiet cul-de-sac. Offering a bedroom with an ensuite, conservatory and being triple glazed throughout with the exception of the conservatory. Double driveway, garage and landscaped garden. Being a walk away to Rother Valley, Crystal Peaks, Drakehouse and tram routes. Perfect family home!

### SUMMARY

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### PORCH AND HALLWAY

Enter via a uPVC door into the porch with vinyl flooring and uPVC door into the hallway. Painted walls and laminate flooring. Two ceiling lights, radiator and stair rise to the first floor. With access to the downstairs toilet, doors to the two storage cupboards, lounge and kitchen.

### LOUNGE 13'8" x 11'11"

Comprising of neutral decor, wood effect karndean flooring and a feature fireplace. Ceiling light, radiator, sliding door to the conservatory and door to the dining room.

### CONSERVATORY 8'8" x 9'8"

Comprising of tile flooring, ceiling fan light and heating by means of a fitted electric convector heater. Double Doors leading to the garden.

### KITCHEN 6'5" x 13'7"

A well kept kitchen with wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine, fridge, freezer and dishwasher. Ceiling light, radiator and window to the front. Waterproof laminate flooring and doors to the dining room and outside.

### DINING ROOM 7'2" x 11'9"

A formal dining room with painted walls and laminate flooring. Ceiling light, vertical radiator and patio doors to the rear.

### DOWNSTAIRS WC 3'2" x 4'8"

Comprising of a close coupled WC and wash basin. Ceiling light and radiator. Fully tiled walls and tiled flooring.

### STAIRS/LANDING

A carpeted stair rise to the laminate landing with a ceiling light, radiator and access to the loft. Doors to the three bedrooms and bathroom.

### BEDROOM ONE 12'6" x 13'3"

A good sized double bedroom with a feature painted wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and two windows to the front. Door to the ensuite.

### ENSUITE 3'10" x 6'6"

Having a shower cubicle with an overhead electric shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

### BEDROOM TWO 10'2" x 8'0"

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

### BEDROOM THREE 8'7" x 10'9"

A small double bedroom with wallpapered walls, laminate flooring and built in wardrobes. Ceiling light, radiator and window to the front.

### BATHROOM 10'9" x 5'1"

A spacious bathroom having a bath with an overhead electric shower, pedestal sink and low flush WC. Ceiling light, chrome ladder style radiator and two obscure glass windows. Fully tiled walls, tiled flooring and storage cupboard.

### OUTSIDE

To the front of the property is a brick paved double driveway with wrought iron railings and a path to both sides leading to the rear.

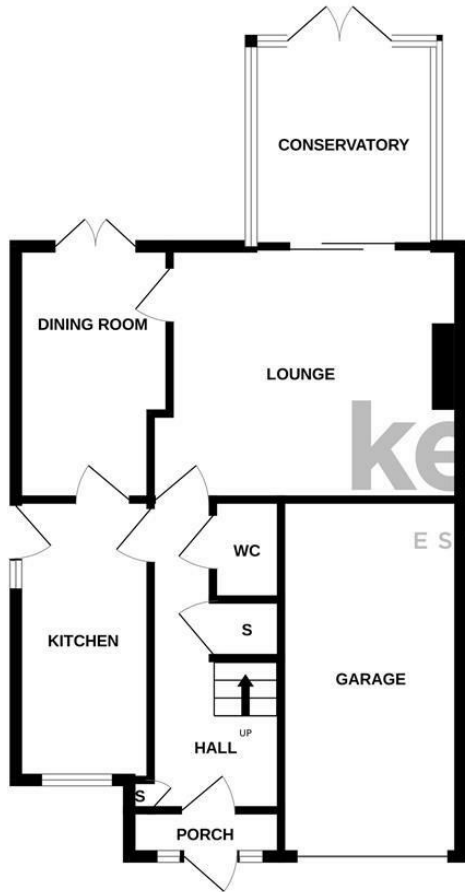
To the rear of the property is a landscaped, enclosed and maintenance free garden with a patio, astroturf and decking with a pergola/shelter with a solid roof. Also providing outside power and water.

### PROPERTY DETAILS

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



GROUND FLOOR



1ST FLOOR



key2go  
ESTATE AGENTS

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>83</b>
(69-80) <b>C</b>	<b>68</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	

