



Marketing Preview



11 Nathan Grove, Waterthorpe, Sheffield, S20 7NN

£350,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A rare opportunity to purchase this immaculately presented three bedroom detached bungalow which is situated in a sought after area. Offering conservatory, garage and off road parking for multiple cars. Close to great amenities, road links to the City Centre and M1 Motorway.

SUMMARY

A rare opportunity to purchase this immaculately presented three bedroom detached bungalow which is situated in a sought after area. Offering conservatory, garage and off road parking for multiple cars. Close to great amenities, road links to the City Centre and M1 Motorway.

PORCH

Enter via composite door into the porch with neutral decor and carpeted flooring. Spotlighting, radiator and door to the hall.

HALLWAY

A spacious hallway with carpeted flooring, neutral decor and storage cupboard. Spotlighting, radiator and access to the loft. Doors to the lounge, kitchen, two bedrooms, dining room and shower room.

KITCHEN 10'3" x 7'8"

A stylish and modern kitchen soft closing wall and base units, laminate worktops and tiled splash back. Integrated fridge/freezer, dishwasher, oven, electric hob and extractor fan. Space for a washing machine and tumble dryer. One and a half sink. Laminate flooring and window to the front.

LOUNGE 12'5" x 19'0"

A large and spacious reception room with neutral decor, carpet flooring and a fireplace with a marble surround. Two ceiling lights, two radiators and bay window.

SHOWER ROOM 5'6" x 9'0"

Comprising of a large walk in shower with a glass screen, shower panel surround and overhead and handheld shower. Large wash basin and WC unit. Spotlighting, radiator and obscure glass window. Extractor fan, storage cupboard and laminate flooring.

BEDROOM ONE 9'5" x 14'10"

A double bedroom with neutral decor, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window.

BEDROOM TWO 9'11" x 10'11"

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

DINING ROOM/BEDROOM THREE 7'11" x 11'0"

Having neutral decor and carpeted flooring, Ceiling light, radiator and glass door to the conservatory.

CONSERVATORY 14'11" x 8'9"

Having neutral decor and carpeted flooring. Ceiling light, two radiators and access to the rear.

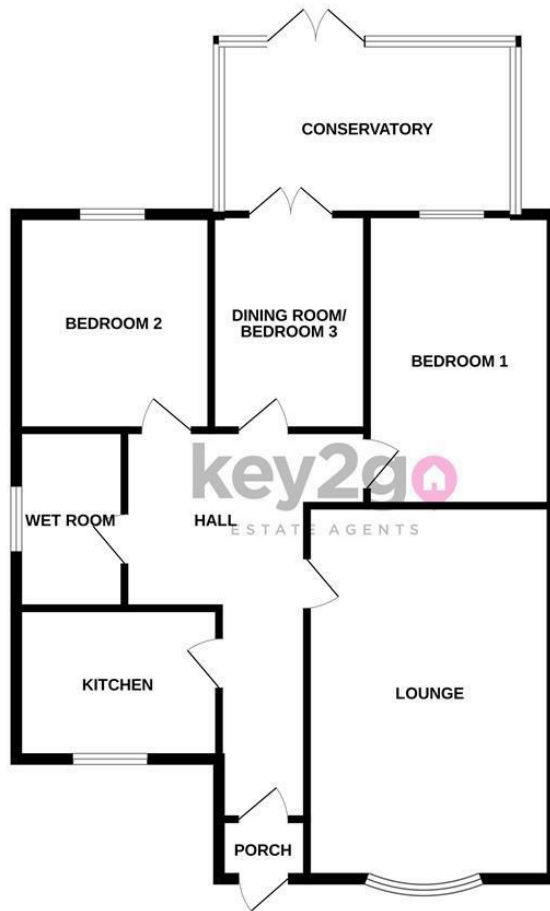
OUTSIDE

To the rear of the property is a good sized, private and enclosed garden which is well presented and has a patio area, lawn area and shrubbery surround. Access to the garage.

PROPERTY DETAILS

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

GROUND FLOOR
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 996 sq.ft. (92.6 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		82
(69-80) C		
(55-68) D	51	
(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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