

Marketing Preview



2 Tivey Road, Eckington, Sheffield, S21 4LG

£475,000

Bedrooms 5, Bathrooms 2, Reception Rooms 3



WOW!! A unique opportunity to purchase this five bedroom detached three storey property which is situated on a large plot with ample parking and on the edge of the countryside. Being built in 2018 and offering three large reception rooms. Also having a master bedroom with ensuite, utility room and downstairs WC. Close to great amenities and good road links to Sheffield and Chesterfield. Stunning executive family home!

SUMMARY

WOW!! A unique opportunity to purchase this five bedroom detached three storey property which is situated on a large plot with ample parking and on the edge of the countryside. Being built in 2018 and offering three large reception rooms. Also having a master bedroom with ensuite, utility room and downstairs WC. Close to great amenities and good road links to Sheffield and Chesterfield. Stunning executive family home!

HALLWAY

Enter via a composite door into the welcoming and spacious hallway with neutral decor and herringbone effect flooring. Spot lighting, two wall lights and radiator. Door to the study, downstairs WC, storage cupboard and kitchen/diner.

STUDY 7'4" x 11'11"

An extra sitting room which could also be used as a play room with neutral decor and continued flooring. Ceiling light, radiator and window to the front.

DOWNSTAIRS WC

Comprising of a pedestal sink and close coupled WC. Ceiling light, radiator and vinyl flooring.

KITCHEN/DINER 22'2" x 15'8"

The heart of the home making a stunning family space with ample wall and base units, matching worktops and island. One and a half stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Integrated dishwasher. Spot lighting, ceiling light, radiator and window to the rear. Media wall, tiled flooring and under floor heating. Patio doors to the rear. Open to the utility space.

UTILITY 9'10" x 7'10"

A walk through utility space having continued flooring, wall units and spot lighting. Space for an American style fridge/freezer, washing machine and tumble dryer. Open to the snug.

SNUG 9'10" x 15'7"

A garage conversion which makes a great extra reception room having carpeted flooring and a media wall with a fireplace. Ceiling light, vertical radiator and window to the front.

STAIRS/LANDING

A carpeted stair rise to the first and second floor landings.

To the first floor is a window, spot lighting and doors to the two bedrooms, bathroom and lounge.

To the second floor is a window, ceiling light and storage cupboard. Door to the third bedroom.

BEDROOM FOUR 12'11" x 9'4"

A double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 9'3" x 11'2"

A double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

LOUNGE 19'11" x 15'11"

A larger than average reception room with a feature wallpapered wall and carpeted flooring. Spot lighting, ceiling light, two radiators and three windows to the front with open views.

FAMILY BATHROOM 10'8" x 7'1"

A modern bathroom having a bath, double shower cubicle with an overhead and handheld shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

MASTER BEDROOM 13'6" x 12'5"

A generous sized double bedroom with a feature wallpapered wall, carpeted flooring and built in wardrobes with spot lighting above. Two ceiling lights, two radiators, velux style window and window to the front with open views. Dressing area and door to the ensuite.

ENSUITE 8'0" x 8'11"

Having a double shower cubicle with an overhead and handheld shower, close coupled WC and vanity wash basin. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

BEDROOM TWO 11'1" x 11'5"

A good sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and a window to the front.

BEDROOM THREE 11'1" x 8'0"

A small double/large single bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear with countryside views.

OUTSIDE

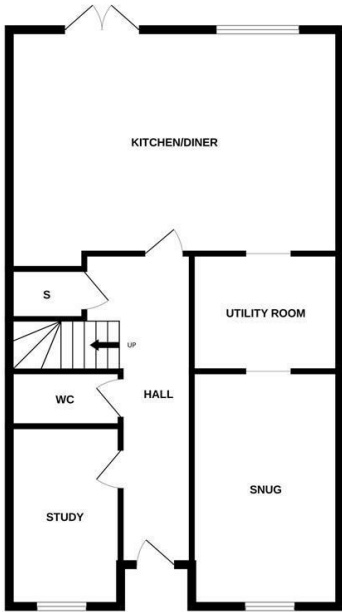
A large front with a driveway providing off road parking for up to five cars and storage to the side.

To the rear of the property is a maintenance free private garden which is perfect for entertaining with astroturf, patio and hedging. Also being next to the countryside.

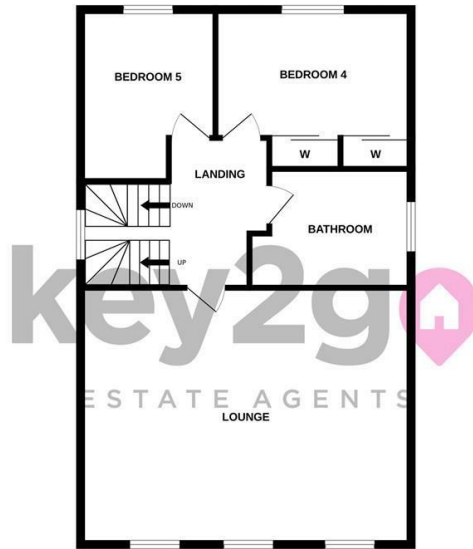
PROPERTY DETAILS

- FREEHOLD
- £60.00 COMMUNAL CHARGE PAID EVERY 6 MONTHS
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E

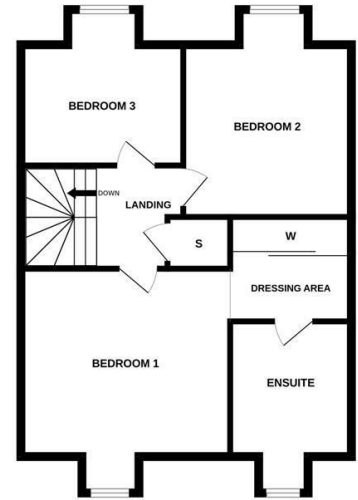
GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.7 sq.m.) approx.



2ND FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 2254 sq.ft. (209.4 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) A		92
(81-91) B	85	
(69-80) C		
(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	

