

Marketing Preview



17 Spooner Drive, Killamarsh, Sheffield, S21 1SH

£280,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



**** GUIDE PRICE £280,000 - £290,000 ** NO CHAIN!** A unique opportunity to purchase this ready to move in to, three good sized double bedroom detached property situated on a quiet road. Offering formal dining room, master bedroom with ensuite, modern kitchen and bathroom. Also having landscaped garden, ample off road parking and garage. Positioned in a popular residential area close to great local amenities and main transport links. Perfect family home!

SUMMARY

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HALLWAY

Enter via uPVC door into hallway with white walls and carpet flooring. Ceiling light, radiator and stair rise to the first floor. Door to the lounge.

LOUNGE 11'0" x 14'0"

Comprising of feature wallpapered wall, carpet flooring and feature fireplace. Ceiling light, radiator and window to the front. Open to the dining area.

DINING ROOM 8'10" x 10'9"

A formal dining room with feature painted wall, laminate flooring and under stairs storage cupboard. Ceiling light, radiator and patio doors to the rear. Door to the kitchen.

KITCHEN 13'5" x 8'2"

A modern kitchen with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Double oven, hob and extractor fan. Space for full height fridge/freezer and under counter space for washing machine. Ceiling light, vertical radiator and window to the rear. Cupboard housing boiler, tile effect flooring and side uPVC door. Door to the garage.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with ceiling light, radiator and access to the boarded loft via fixed loft ladder. Doors to the three bedrooms and bathroom.

BEDROOM ONE 16'10" x 8'0"

A generous sized double bedroom. Ceiling light, radiator and window to the rear. Door to the ensuite. Panelling to two walls - ready to be decorated!

ENSUITE 5'6" x 4'11"

A recently fitted ensuite having shower cubicle with overhead shower, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and vinyl flooring.

BEDROOM TWO 10'11" x 10'6"

A second generous sized bright double bedroom with feature painted walls, carpet flooring and over stairs storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'8" x 14'2"

A third good sized double bedroom with fitted wardrobes, neutral decor and carpet flooring. Ceiling light, radiator and window to the rear.

BATHROOM 5'6" x 6'6"

A modern bathroom having bath with mixer shower tap, pedestal sink and close coupled WC. Ceiling light chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

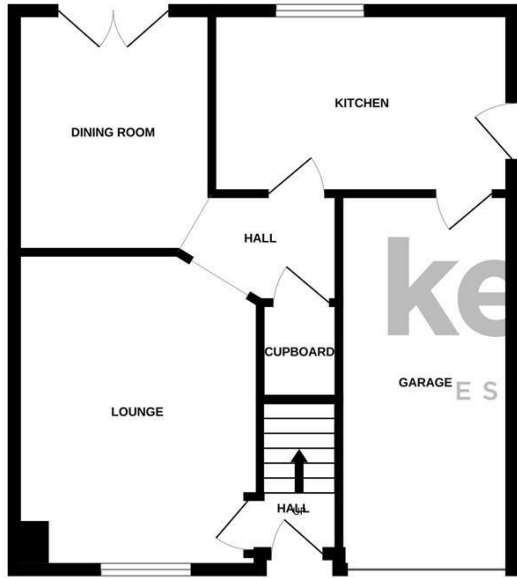
To the front of the property is a large pebbled and tarmac driveway with off road parking for four cars. Gate to the rear.

To the rear of the property is a landscaped, private and maintenance free tiered garden with patio area and artificial grass with wrought iron railing.

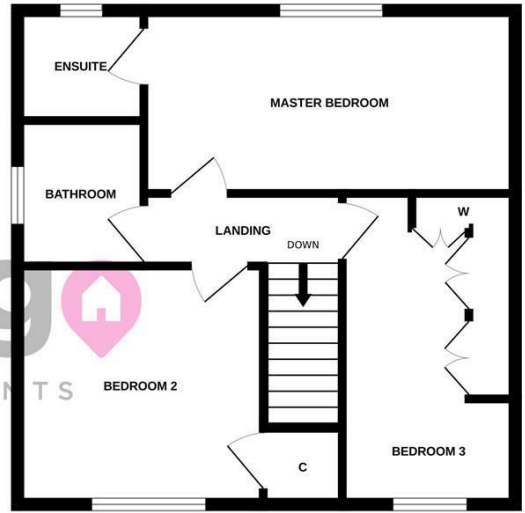
PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- NEWLY FITTED INTERNAL DOORS UPSTAIRS
- CCTV AND ALARM SYSTEM HARDWIRED
- COUNCIL TAX BAND C

GROUND FLOOR



1ST FLOOR



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		83
(69-80) C	69	
(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	

