

## Marketing Preview



**5 Davy Grove, Halfway, Sheffield, S20 4AG**

**£410,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**



A fantastic opportunity to purchase this spacious four bedroom detached property which situated on a quiet cul-de-sac. Being 2 years old and having 8 years NHBC cover remaining. Offering a further downstairs study, a master bedroom with an ensuite and a landscaped garden. Ready to move into and modern throughout. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect family home!

## SUMMARY

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## HALLWAY

Enter via composite door into the hallway with two ceiling lights, radiator and central heating thermostat. Neutral decor, wooden flooring and two storage cupboards. Stair rise to the first floor and doors to the WC, study, lounge and kitchen/diner.

## STUDY 6'10" x 8'7"

Having neutral decor and carpeted flooring. Ceiling light, radiator and window.

## WC 6'10" x 6'1"

Having a close coupled WC, base units, worktops and basin. Ceiling light, radiator and extractor fan. Feature wallpapered wall and tiled flooring.

## LOUNGE 12'8" x 15'6"

A feature wallpapered wall and carpeted flooring. Ceiling light, two radiators and walk in bay window to the front. Double doors to the kitchen/diner.

## KITCHEN/DINER 26'6" x 10'7"

Fitted with modern wall and base units, contrasting worktops and up stands. One and a half sink with a mixer tap. Electric double oven and integrated gas hob. Integrated fridge/freezer and integrated dishwasher. Two ceiling lights, two radiators and window. Neutral decor, feature wallpapered wall and tiled flooring. LED plinth lighting and patio doors to the rear.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light and radiator. Access to the loft, cupboard housing the hot water cylinder and doors to the four bedrooms and family bathroom.

## MASTER BEDROOM 12'8" x 12'4"

A double bedroom with a feature wallpapered wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

## ENSUITE 6'5" x 5'5"

Having a walk in shower cubicle, wash basin and close coupled WC. Ceiling light, radiator, obscure glass window and extractor fan.

## BEDROOM TWO 10'1" x 13'10"

A second double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

## BEDROOM THREE 10'1" x 11'3"

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

## BEDROOM FOUR 9'0" x 12'9"

Currently used as a dressing room with neutral decor and carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 6'9" x 6'5"

Having a bath with a plumbed in shower and glass screen, wash basin and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls, tiled flooring and extractor fan.

## OUTSIDE

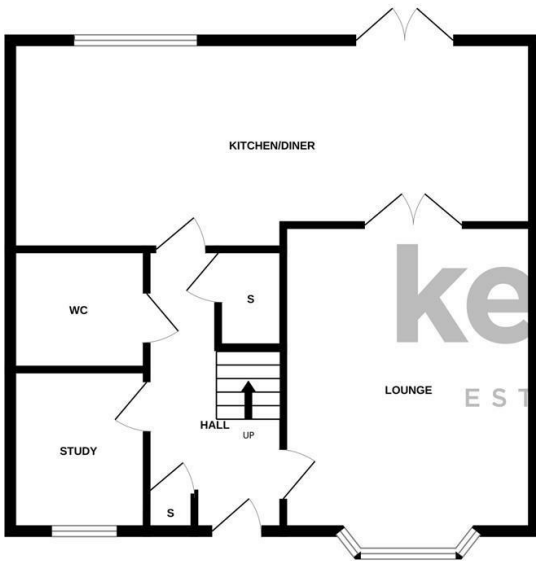
To the front of the property is a lawn area, shrubbery and a driveway to the side which leads to the detached garage.

To the rear of the property is a landscaped and enclosed garden with two porcelain tiled patios, lawn area and shed. Plants and shrubbery.

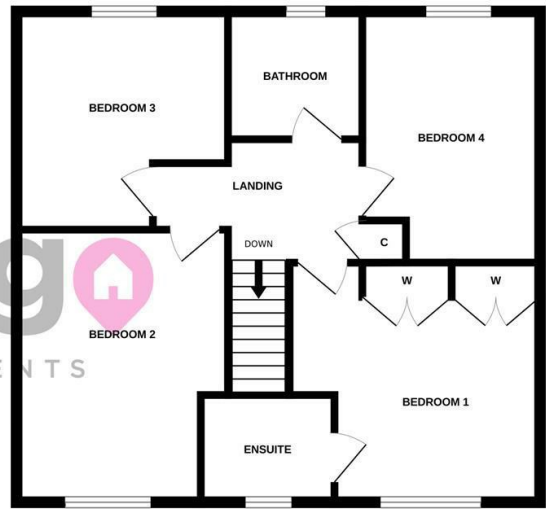
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	

