

## Marketing Preview



**1 Bryony Close, Killamarsh, Sheffield, S21 1TF**

**£325,000**

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



NOT TO BE MISSED! A unique opportunity to purchase this large three double bedroom detached property which is situated on a generous sized corner plot. Offering a master bedroom with an ensuite, three reception rooms, downstairs WC and a conservatory with a solid roof. Also having a stunning landscaped garden, double driveway and garage. Close to great amenities, road links to the City Centre and M1 Motorway. Perfect family home!

## SUMMARY

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## PORCH & HALLWAY

Situated in the extension is the useful and open porch with uPVC doors to the front and rear. Spotlighting, tiled flooring and uPVC door to the hallway. To the hallway w/s tiled flooring, ceiling light and stair rise to the first floor. Storage cupboard and door to the kitchen/diner.

## KITCHEN/DINER 14'1" x 12'6"

A modern kitchen/diner with high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half ceramic sink with a drainer and mixer tap. Double oven, hob and extractor fan. Wine fridge, integrated dishwasher and integrated fridge. Two ceiling lights, spotlighting, modern style radiator and two windows to the front and side. Tiled flooring and door to the inner hallway.

## INNER HALLWAY

Having a ceiling light and tiled flooring. Door to the garage with power, lighting and water. Doors to the downstairs WC and lounge.

## DOWNSTAIRS WC 4'4" x 2'9"

Comprising of a vanity wash basin and close coupled WC. Spotlighting and chrome ladder style radiator. Fully tiled walls and tiled flooring.

## LOUNGE 16'10" x 11'8"

A large reception room with a feature wallpapered wall, carpeted flooring and a feature fireplace. Two ceiling lights, radiator and walk in bay window to the front. Open to the dining room.

## DINING ROOM 8'3" x 11'8"

Having continued decor and flooring, ceiling light and modern style radiator. UPVC double doors to the conservatory.

## CONSERVATORY 16'0" x 9'6"

A large reception room with a solid roof, wallpapered walls and tiled flooring. Spotlighting, radiator and double doors to the garden.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms and bathroom.

## MASTER BEDROOM 11'7" x 11'10"

A generous sized double bedroom with a feature wallpapered

wall and carpeted flooring. Ceiling fan light, modern style radiator and window to the front. Fitted wardrobes and built in double wardrobes. Door to the ensuite.

## ENSUITE 3'9" x 8'10"

Comprising of a shower cubicle with an overhead shower, vanity wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

## BEDROOM TWO 9'9" x 11'9"

A second generous sized double bedroom a feature wallpapered wall, carpeted flooring and built in double wardrobes. Ceiling light, radiator and window.

## BEDROOM THREE 10'4" x 9'4"

A third small double bedroom with a feature painted wall and carpeted flooring. Ceiling light, radiator and window to the front with open views. Fitted wardrobes and over stairs storage cupboard.

## BATHROOM 7'3" x 6'6"

Having a shaped bath, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

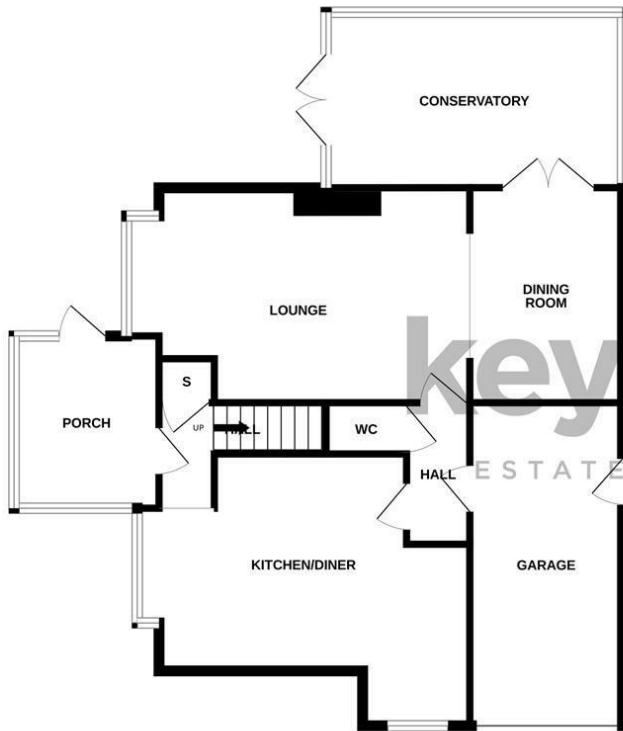
## OUTSIDE

Set on a generous sized corner plot with a resin driveway with off road parking for two cars leading to the garage. Access to the rear. Side path and well maintained lawns to the boundary with a wall. Secure gate leads to the landscaped and tiered garden which is also well maintained and beautifully presented with two stone patios and a lawn area. Hedging, plants and shed.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR  
940 sq.ft. (87.4 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 1445 sq.ft. (134.2 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>                          |                            |           |
| (81-91) <b>B</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>64</b>                  | <b>78</b> |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

