



## Marketing Preview



**7 Primrose Lane, Killamarsh, Sheffield, S21 2DL**

**£300,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





**\*\* GUIDE PRICE £300,000 - £325,000 \*\* CHAIN FREE!!** A fantastic opportunity to purchase this three bedroom detached, freehold property which is spacious throughout. Offering a conservatory, generous sized garden, off road parking and a garage. Close to schools, amenities and road links to the M1 Motorway. Perfect family home!

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

## SUMMARY

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## HALLWAY

Enter via uPVC door into the spacious hallway with laminate flooring and stair rise to the first floor. Under stairs storage cupboard and doors to the lounge and kitchen.

## LOUNGE 14'3" x 24'2"

A spacious reception room with neutral decor and laminate flooring. Two wall lights, ceiling light, two radiators and window. Double doors to the conservatory.

## CONSERVATORY 12'1" x 8'3"

A great extra living space with carpeted flooring, ceiling light and radiator. Double doors to the rear.

## KITCHEN 11'4" x 11'5"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Integrated fridge and washing machine. Oven, electric hob and extractor fan. Neutral decor and laminate flooring. Ceiling light, radiator and window. Door to outside.

## STAIRS/LANDING

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

## BEDROOM ONE 11'7" x 14'2"

A double bedroom with laminate flooring and a storage cupboard. Ceiling light, radiator and window.

## BEDROOM TWO 10'7" x 10'6"

A spacious and double bedroom with laminate flooring. Ceiling light, radiator and window.

## BEDROOM THREE 8'1" x 9'1"

A single bedroom with laminate flooring. Ceiling light, radiator and window with great views.

## WC 2'10" x 5'8"

Comprising of a WC and carpeted flooring. Ceiling light and obscure glass window.

## BATHROOM 7'8" x 5'2"

Having a large walk in shower with a handheld and overhead shower and glass shower screen, wash basin unit with storage and a handrail. Ceiling light, radiator and obscure glass window. Carpeted flooring and storage cupboard.

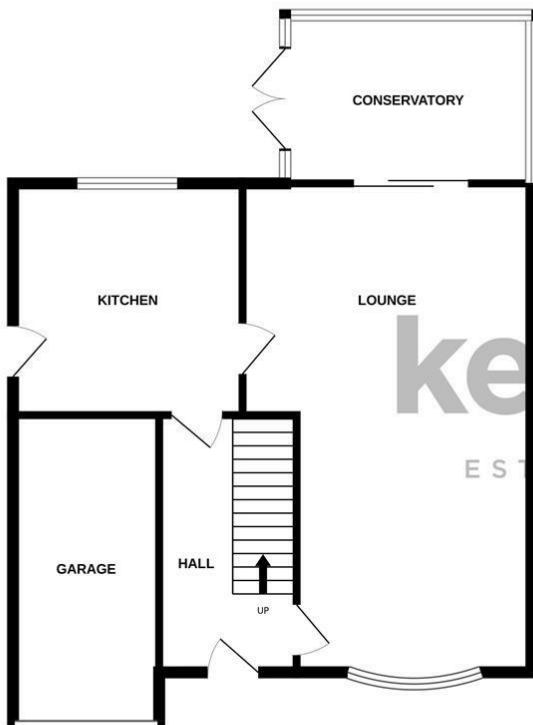
## OUTSIDE

To the rear of the property is a generous sized, enclosed and private garden with a patio area, lawn area and a feature water fountain.

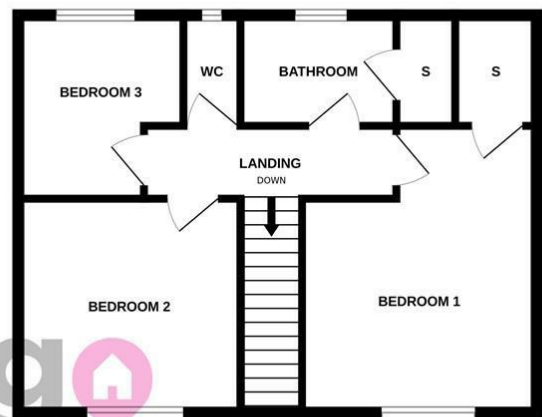
## PROPERTY DETAILS



GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</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	

