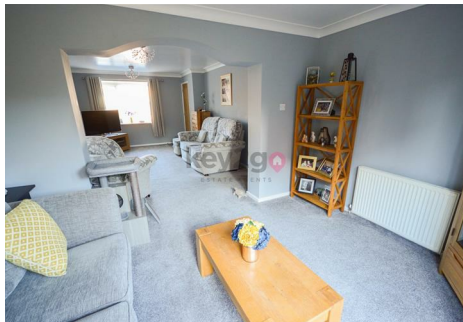


## Marketing Preview



**1 Wychwood Croft, Sothall, Sheffield, S20 2QJ**

**£360,000**

**Bedrooms 4, Bathrooms 1, Reception Rooms 2**



A fantastic opportunity to purchase this beautifully presented throughout, four double bedroom detached property which is situated on a cul-de-sac location on a large corner plot. Offering a utility room, downstairs WC, off road parking for three cars and a garage. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

### SUMMARY

A fantastic opportunity to purchase this beautifully presented throughout, four double bedroom detached property which is situated on a cul-de-sac location on a large corner plot. Offering a utility room, downstairs WC, off road parking for three cars and a garage. Close to amenities and road links to the M1 Motorway and Sheffield City Centre. Perfect family home!

### HALLWAY

Enter via composite door into the hallway with neutral decor, laminate flooring and a ceiling light. Doors to the lounge and kitchen/diner.

### LOUNGE 10'3" x 25'7"

A large and spacious reception room with carpeted flooring and an electric fire with a marble surround. Two ceiling lights, two radiators and a large bay window. Open to an additional space which could be used as a dining room/snug. Double doors to the rear.

### KITCHEN/DINER 13'9" x 16'10"

An open and spacious kitchen/diner which is modern and stylish with ample wall and base units and contrasting worktops. Double oven and 5 ring hob. Integrated dishwasher and space for a full height fridge/freezer. One and a half sink with a drainer and mixer tap. Laminate flooring, spotlighting and space for a dining table. Large under stairs storage cupboard and door to the inner hall.

### DOWNSTAIRS WC 6'4" x 2'11"

A modern downstairs WC with part tiled walls and tiled flooring. Close coupled WC, sink and extractor fan. Ceiling light and radiator.

### UTILITY ROOM 12'0" x 6'3"

Fitted with wall and base units, contrasting worktops and space for a washing machine. Sink with a drainer and mixer tap. Ceiling light, radiator and tiled flooring. Access to the rear.

### STAIRS/LANDING

A carpeted stair rise to the first floor spacious landing with neutral decor, ceiling light and access to the loft. Doors to the four bedrooms and shower room.

### BEDROOM ONE 11'8" x 17'0"

A large and spacious double bedroom with neutral decor, carpeted flooring and large storage cupboard. Two ceiling lights, two radiators and window to the front.

### BEDROOM TWO 9'10" x 10'6"

A second double bedroom with ceiling light, radiator and window to the front.

### BEDROOM THREE 10'2" x 8'8"

A third double bedroom with carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

### BEDROOM FOUR 12'0" x 8'8"

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

### SHOWER ROOM 6'8" x 6'2"

A modern and stylish shower room with a large walk in shower unit with an overhead and handheld shower and glass screen, large sink with built in storage and a close coupled WC. Spotlighting, radiator and obscure glass window. Tiled walls and non slip flooring.

### OUTSIDE

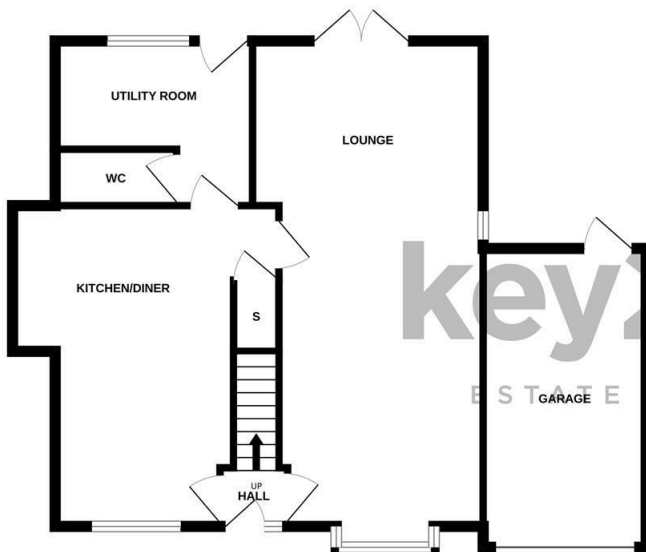
To the front of the property is a driveway with off road parking for three cars, patio and access to the garage.

To the rear of the property is a private, enclosed and low maintenance property with a grass area and patio area.

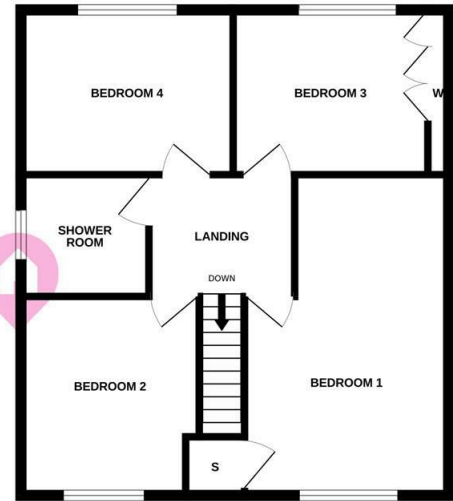
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



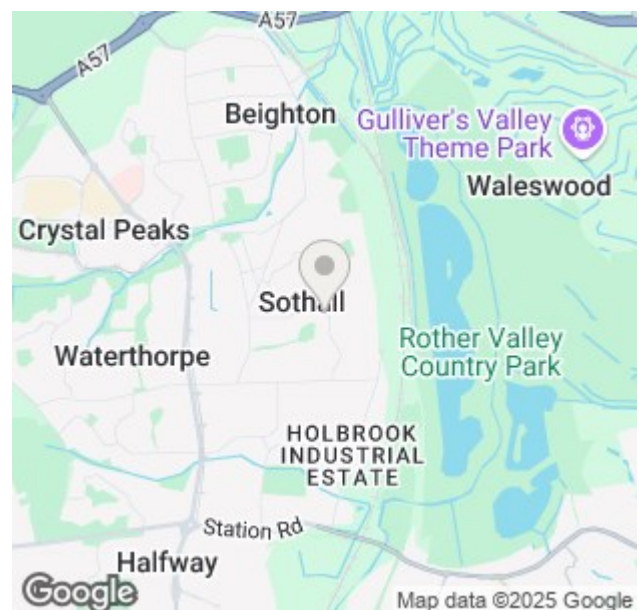
1ST FLOOR  
577 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 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>England &amp; Wales</b>	EU Directive 2002/91/EC	



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