

Marketing Preview



24 Hawthorn Avenue, Waterthorpe, Sheffield, S20 7HQ

£330,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this large three bedroom, extended and detached bungalow which is situated on a quiet cul-de-sac. Being deceptively spacious, renovated by the current owner and having high standard modern decor throughout. Offering a master bedroom with an ensuite, generous sized kitchen/diner and a large lounge. Also having a maintenance free garden, off road parking and a garage. Close to Crystal Peaks, Drakehouse Retail Park and tram routes. Good road links to the City Centre and M1 Motorway.

SUMMARY

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HALLWAY

Enter via a side composite door into the hallway with wallpapered walls and luxury vinyl tiled flooring. Three spotlights, radiator and access to the loft. Storage cupboard and doors to the kitchen/diner, lounge, three bedrooms and bathroom.

LOUNGE 19'1" x 12'5"

A generous sized, bright reception room with a feature wallpapered wall, carpeted flooring and media unit. Two ceiling lights, two wall lights, radiator and window to the front.

KITCHEN/DINER 16'9" x 12'3"

A stunning kitchen/diner fitted with ample high gloss wall and base units, contrasting worktops and glass splash back. Sink with a drainer and hose mixer tap. Double oven, gas hob and extractor fan. Space for an American style fridge/freezer. Under counter space for a washing machine, tumble dryer and dishwasher. Spotlighting, two radiators and two side windows. Cupboard housing the boiler and uPVC side door.

BEDROOM ONE 16'0" x 8'5"

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

ENSUITE 6'3" x 5'4"

Comprising of a shower cubicle with an overhead and handheld shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Part tiled/part acrylic sheeting to the walls and luxury vinyl tiled flooring.

BEDROOM TWO 10'6" x 12'1"

A second generous sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BEDROOM THREE 7'8" x 8'9"

Currently used as an office/dressing room with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 9'2" x 5'5"

A stunning bathroom having a 'L' shaped bath with an overhead electric shower and mixer shower tap, vanity wash

basin and back to wall WC. Spotlighting, ladder style radiator and two obscure glass windows. Part tiled/part acrylic sheeting to the walls and luxury vinyl tiled flooring.

OUTSIDE

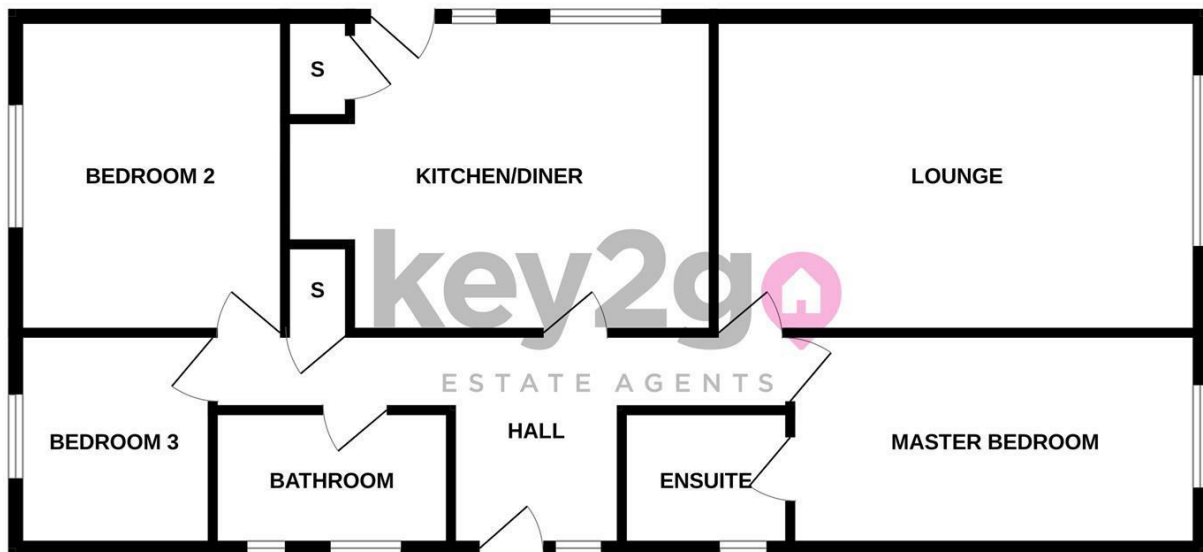
To the front of the property is a pebbled area, outside tap and driveway to the side with secure iron gates which leads to the garage with power and lighting.

To the rear of the property is a maintenance free and private garden with composite decking, astroturf and a patio area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- FULLY WORKING ALARM SYSTEM

GROUND FLOOR
970 sq.ft. (90.2 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.2 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) A		
(81-91) B		79
(69-80) C	63	
(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	



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