

Marketing Preview



50 Moorthorpe Rise, Owlthorpe, Sheffield, S20 6QD

£450,000

Bedrooms 5, Bathrooms 3, Reception Rooms 3



A unique opportunity to purchase this five bedroom detached property which is three storeys and situated on a quiet cul-de-sac. Being renovated by the current owners with stunning decor throughout. Offering three reception rooms, master bedroom with an ensuite, downstairs WC and a utility room. Also having off road parking for six cars, a garage and a generous sized, enclosed rear garden which backs onto the countryside. Close to countryside walks and Amenities such as Drakehouse Retail Park. Close to tram routes and road links to the Parkway. An exclusive and generous sized family home!

SUMMARY

A unique opportunity to purchase this immaculately presented five bedroom detached property which is three storeys and situated on a quiet cul-de-sac. Being renovated by the current owners with stunning decor throughout. Offering three reception rooms, master bedroom with an ensuite, downstairs WC and a utility room. Also having off road parking for six cars, a garage and a generous sized, enclosed rear garden which backs onto the countryside. Close to countryside walks and Amenities such as Drakehouse Retail Park. Close to tram routes and road links to the Parkway. An exclusive and generous sized family home!

HALLWAY

Enter via composite door into the spacious and welcoming hallway with luxury vinyl tiled flooring. Two ceiling lights, radiator and stair rise to the first floor. Doors to the sitting room, downstairs WC and utility room.

DOWNSTAIRS RECEPTION ROOM 11'0" x 24'1"

A generous sized reception room/sitting room with a feature media wall, luxury vinyl tiled flooring and underfloor heating. Ceiling light, two radiators and two windows.

DOWNSTAIRS WC 5'2" x 5'2"

Comprising of a back to wall WC and vanity wash basin. Ceiling light, radiator and continued flooring.

UTILITY ROOM 8'4" x 8'7"

Having a worktop with under counter space for a washing machine. Ceiling light, vinyl flooring and a door to the garage.

STAIRS/LANDING

A carpeted stair rise to the first and second floor landings.

To the first floor landing is a ceiling light, radiator and window to the front. Doors to the lounge, kitchen/diner and bedroom five.

To the second floor landing is a ceiling light, radiator and window to the front. Access to the loft, storage cupboard and doors to the four bedrooms and bathroom.

KITCHEN/DINER 25'3" x 10'7"

A spacious and stunning kitchen/diner with ample modern wall and base units, quartz worktops and matching splash back. Sunk in sink with a drainer, mixer tap and Quooker instant boiling tap. Four ovens (double oven, combination oven and combination microwave), induction hob and an extractor fan. Integrated dishwasher and integrated full height fridge and freezer. Spotlighting, two ceiling lights, radiator and window to the rear. Breakfast bar, luxury vinyl tiled flooring and patio doors to the rear.

LOUNGE 9'9" x 13'5"

A cosy space with a media wall and carpeted flooring. Spotlighting and mood lighting, radiator and window to the front.

BEDROOM FIVE 8'3" x 11'9"

A good sized double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front.

MASTER BEDROOM 11'8" x 10'6"

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear. Built in wardrobes and door to the ensuite.

ENSUITE 2'4" x 10'5"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and back to wall WC. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 10'0" x 11'3"

A good sized double bedroom with a feature painted wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and two windows to the front with amazing views.

BEDROOM THREE 8'6" x 6'11"

A third generous sized single bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front with amazing views.

BEDROOM FOUR 8'6" x 10'5"

A generous sized single/small double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

BATHROOM 7'0" x 5'6"

A stylish bathroom having a bath with an overhead shower, vanity wash basin and back to wall WC. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

To the front of the property is a pebbled and tarmac driveway providing ample off road parking, a maintenance free garden and access to the garage with power and lighting. Side path to the rear garden.

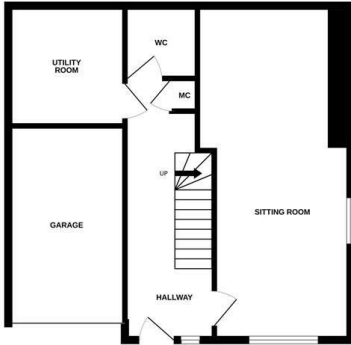
To the rear of the property is an enclosed, low maintenance and south facing garden which backs onto the countryside with a pebbled area, lawn and fencing. Outside hot and cold tap.

The property also has solar panels which are owned.

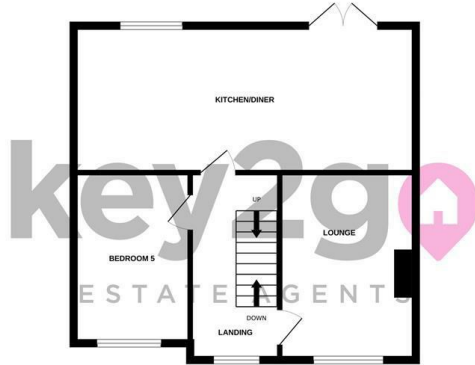
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL
- FITTED WITH CCTV AND A BRAND NEW HOUSE ALARM

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



2ND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.7 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	82	83
(69-80) C		
(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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