

Marketing Preview



20 Fox Lane, Sheffield, S12 4WR

£265,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this effectively extended three bedroom semi-detached family home! Benefitting from downstairs WC, master bedroom with ensuite and generous sized open plan kitchen/diner. Also offering off road parking and low maintenance enclosed rear garden. Close to main bus routes, schools and amenities. Ideal family home!

SUMMARY

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HALLWAY

Enter through UPVC door into welcoming hallway with laminate flooring, ceiling light and radiator. Stair rise to first floor landing and doors to kitchen/diner and utility room.

KITCHEN/DINER 30'6" x 16'0"

An amazing entertaining space with has been extended twice with ample modern wall and base units, quartz worktops and tiled splash backs. Sunk in sink with hose mixer tap. Double oven, five ring hob and extractor fan. Integrated microwave, dishwasher and American style fridge/freezer. Family island and sitting space in snug with vaulted ceiling. Spot and ceiling light, two velux windows and laminate flooring. Under stairs storage cupboard, Bi folding doors to rear and door to lounge.

LOUNGE 12'4" x 11'5"

A spacious lounge with feature painted wall and carpet flooring. Ceiling light, radiator and walk in bay window to the front.

UTILITY ROOM 7'10" x 9'2"

Useful extra space housing washing machine and tumble dryer. Ceiling light, radiator and vinyl flooring. UPVC door to rear garden and door to WC.

DOWNSTAIRS WC 5'10" x 3'1"

With coupled WC, pedestal sink, ceiling light and vinyl flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light and access to loft. Doors to three bedrooms and bathroom.

MASTER BEDROOM 12'4" x 9'6"

A double bedroom with painted walls, carpet flooring and fitted wardrobes. Ceiling fan light, radiator and walk in bay window to the front. Door to ensuite.

ENSUITE 4'8" x 7'1"

A stunning ensuite comprising of shower cubicle with over head and handheld shower, vanity unit with wash basin and back to the wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part acrylic sheeting to walls and waterproof wood effect flooring. Door to over stairs storage cupboard.

BEDROOM TWO 19'8" x 9'3"

A second generous sized double bedroom over the extension with painted walls, carpet flooring and fitted wardrobes. Two ceiling lights, radiator and window to the rear.

BEDROOM THREE 12'1" x 9'3"

A third large double bedroom with white walls, carpet flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 7'8" x 12'2"

A beautiful bathroom comprising of bath with mixer tap, shower cubicle with over head, hand held shower, vanity unit with wash basin and back to the wall WC. Spot lighting, two chrome ladder style radiators and obscure glass window. Waterproof wood effect flooring and acrylic sheeting to walls.

OUTSIDE

To the front of the property is a brick paved driveway with off road parking for three cars.

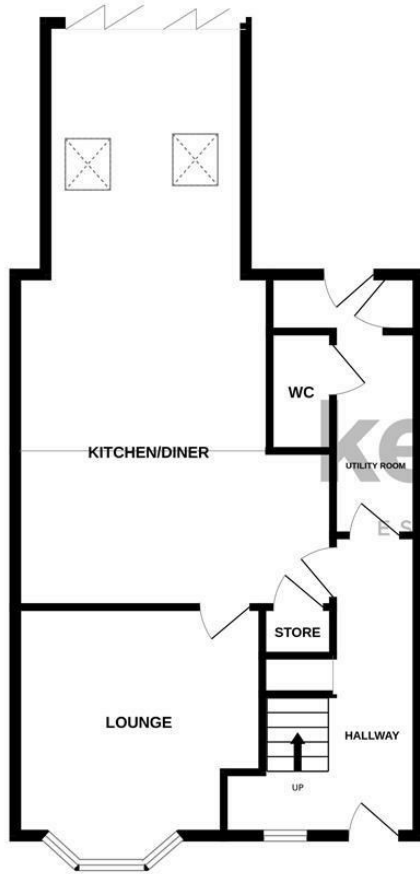
To the rear of the property is a maintenance free garden with tiered decking, astroturf, shed with power and lighting and fencing.

PROPERTY DETAILS

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

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.

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



TOTAL FLOOR AREA : 1290 sq.ft. (119.9 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	EU Directive 2002/91/EC 	



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