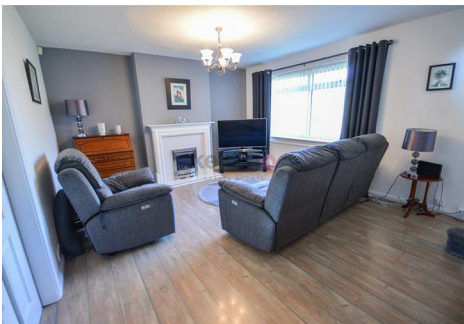


## Marketing Preview



**51 Beckton Court, Waterthorpe, Sheffield, S20 7LZ**

**£330,000**

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







Don't miss your opportunity to purchase this well presented and ready to move into four bedroom detached family home which is tucked away in a quiet cul-de-sac. Offering master bedroom with ensuite, downstairs WC and utility room. Also having a long and wide driveway providing off road parking for multiple vehicles, garage and gardens to the front and rear. Situated close to great local amenities such as Crystal Peaks Shopping Centre and Drakehouse Retail Park and bus and tram routes.

## SUMMARY

Don't miss your opportunity to purchase this well presented and ready to move into four bedroom detached family home which is tucked away in a quiet cul-de-sac. Offering master bedroom with ensuite, downstairs WC and utility room. Also having a long and wide driveway providing off road parking for multiple vehicles, garage and gardens to the front and rear. Situated close to great local amenities such as Crystal Peaks Shopping Centre and Drakehouse Retail Park and bus and tram routes.

## HALLWAY

Enter through UPVC door into welcoming hallway with oak flooring, ceiling light and radiator. Two flooring to ceiling obscure glass windows. Doors to store cupboard, downstairs WC and lounge.

## DOWNSTAIRS WC 4'5" x 5'5"

Comprising of low flush WC and pedestal sink. Ceiling light, radiator, oak flooring and part tiled walls.

## LOUNGE 17'0" x 12'10"

A bright and spacious lounge with feature painted wall and laminate flooring. Ceiling light, radiator and window to the front. Stair rise to first floor landing and door to dining room.

## DINING ROOM 11'1" x 10'7"

A formal dining area with lamiante flooring and neutral decor. Ceiling light, radiator and patio doors onto garden. Door o kitchen.

## KITCHEN 10'5" x 10'6"

Fitted with wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Freestanding cooker, dishwasher and space for full height fridge/freezer. Fitted extractor fan, ceiling light and window. Lamiante flooring and door to utility room.

## UTILITY ROOM 5'1" x 6'6"

With under counter space for washing machine, ceiling light, radiator and boiler. Door to garage.

## STAIRS/LANDING

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

## BEDROOM ONE 13'7" x 9'4"

A large double bedroom with neutral decor and carpet flooring. Two built in storage cupboards. Spot lighting, radiator and windows to the front. Doors to ensuite.

## ENSUITE 8'0" x 5'2"

Comprising of shower cubicle with tower shower, pedestal sink and low flush WC. Spot lighting, radiator and obscure glass window. Fully tiled walls and vinyl flooring. Door to storage cupboard.

## BEDROOM TWO 10'9" x 8'10"

A second double bedroom with painted walls and laminate flooring. Two ceiling lights, radiator and window to the rear. Door to built in storage cupboard.

## BEDROOM THREE 7'6" x 9'2"

A large single bedroom with white walls and oak flooring. Ceiling light, radiator and window to the rear.

## BEDROOM FOUR 6'10" x 9'2"

Currently used as a office with neutral decor and oak flooring. Ceiling light, radiator and window to the rear.

## BATHROOM 4'8" x 8'2"

Comprising of bath with mixer shower tap, close coupled WC and pedestal sink. Spot lighting, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

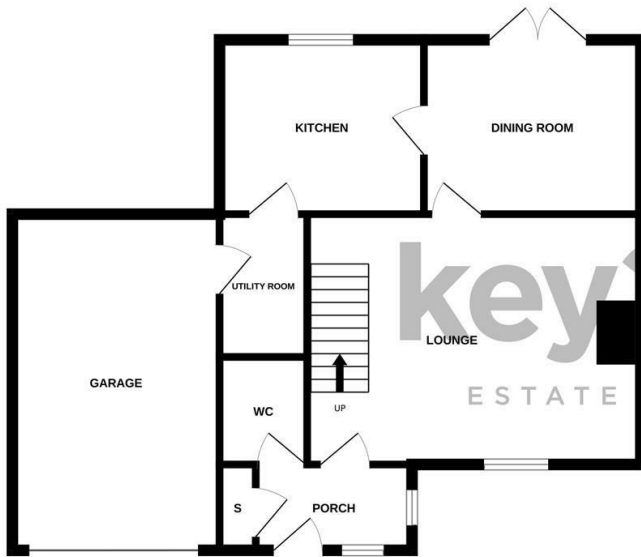
To the front of the property is a lawn, mature trees and shrubs. Wrought iron railings and over looking green belt land and pathways to Crystal Peaks.

To the rear od the property is an enclosed garden with patio, lawn and mature plants. Summer house, shed and fencing. Long and wide driveway providing off road parking for multiple vehicles, leading to the garage with power, lighting and water.

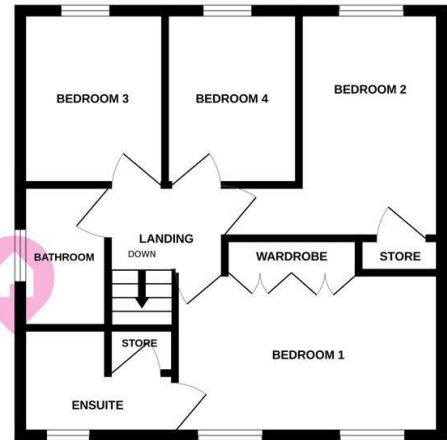
## PROPERTY DETAILS

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

GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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>	81	86
(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	

