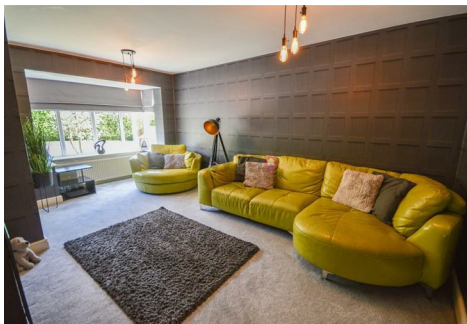


## Marketing Preview



**10 Moorthorpe Dell, Owlthorpe, Sheffield, S20 6QF**

**£400,000**

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







Don't miss your opportunity to purchase this four/five bedroom detached property which is situated on a quiet cul-de-sac within walking distance to Crystal Peaks, Drakehouse Retail Park and tram routes. Offering a conservatory with a solid roof, an open plan kitchen/diner and a master bedroom with an ensuite. Also having off road parking and an enclosed garden. Close to great amenities and road links to the City Centre and M1 Motorway. Perfect family home!

## SUMMARY

Don't miss your opportunity to purchase this four/five bedroom detached property which is situated on a quiet cul-de-sac within walking distance to Crystal Peaks, Drakehouse Retail Park and tram routes. Offering a conservatory with a solid roof, an open plan kitchen/diner and a master bedroom with an ensuite. Also having off road parking and an enclosed garden. Close to great amenities and road links to the City Centre and M1 Motorway. Perfect family home!

## HALLWAY

A spacious and welcoming hallway with carpeted flooring and a built in welcome mat. Spotlighting, vertical radiator and the stair rise to the first floor. Doors to the lounge, kitchen/diner, downstairs WC and snug.

## LOUNGE 10'9" x 15'11"

A spacious reception room with wallpapered walls and carpeted flooring. Two ceiling lights, radiator and bay window to the front.

## KITCHEN/DINER 23'7" x 12'8"

A great family space with ample high gloss wall and base units, contrasting worktops and tiled splash back. Oven, hob and extractor fan. Stainless steel sink with a mixer tap. Spotlighting, radiator and window to the rear. Tiled flooring, door to the rear and open to the conservatory.

## CONSERVATORY 11'9" x 14'11"

A generous space having a solid roof with two velux style windows, spotlighting and a radiator. Double doors to the rear garden.

## OFFICE/BEDROOM FIVE 7'9" x 12'5"

A garage conversion which is a great extra space for a office/fifth bedroom with painted walls, laminate flooring and a utility cupboard housing the boiler. Ceiling light, radiator and window to the front.

## DOWNSTAIRS WC 4'8" x 2'7"

Comprising of a close coupled WC and a pedestal sink. Ceiling light, chrome ladder style radiator and an obscure glass window. Feature tiled wall and tiled flooring.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with two ceiling lights, radiator and window. Two storage cupboards and doors to the four bedrooms and bathroom.

## MASTER BEDROOM 10'3" x 16'1"

A large double bedroom with fitted wardrobes and carpeted flooring. Ceiling light, radiator and three windows to the front. Door to the ensuite.

## ENSUITE 3'9" x 6'2"

Comprising of a shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Ceiling light, chrome ladder style radiator and a circular window. Fully tiled walls and tiled flooring.

## BEDROOM TWO 7'10" x 12'4"

A large double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and three windows to the front.

## BEDROOM THREE 12'11" x 6'6"

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

## BEDROOM FOUR 10'5" x 6'6"

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

## BATHROOM 7'9" x 5'2"

Comprising of a 'p' shaped bath with an overhead and handheld shower, vanity wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

## OUTSIDE

To the front of the property is a lawn area, double driveway and a path to the side.

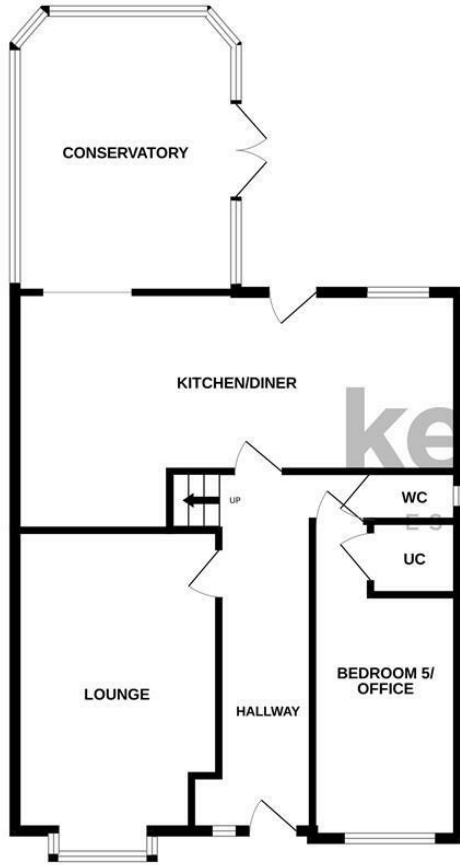
To the rear of the property is a tiered decking area, lawn area and fencing to the boundary. Brick built secure storage to the side with power and lighting.

## PROPERTY DETAILS

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

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.

1ST FLOOR  
610 sq.ft. (56.6 sq.m.) approx.

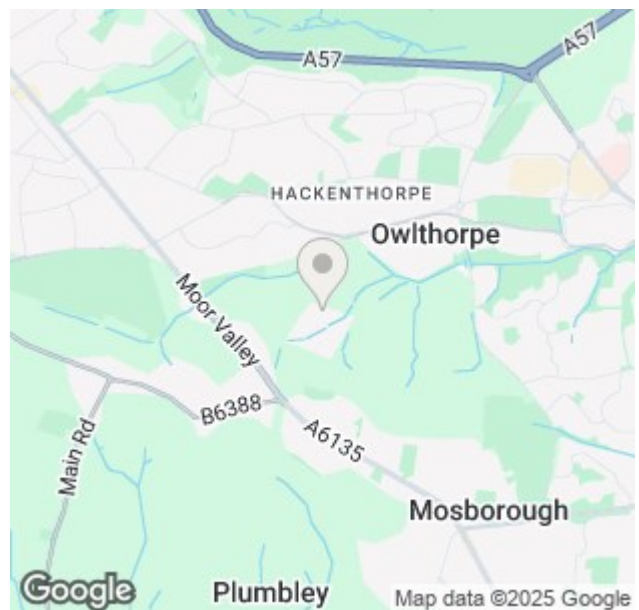


TOTAL FLOOR AREA : 1470 sq.ft. (136.6 sq.m.) approx.

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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