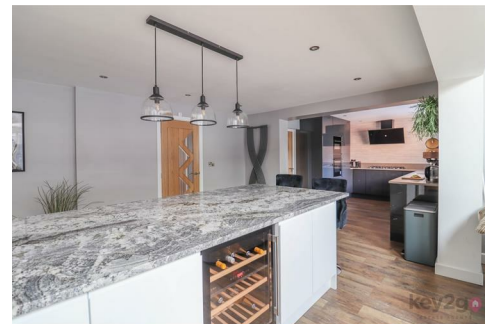


Marketing Preview



16 Ash Close, Killamarsh, Sheffield, S21 1GU

£425,000

Bedrooms 5, Bathrooms 2, Reception Rooms null



CHAIN FREE! A fantastic opportunity to purchase this five bedroom detached property which is situated on a cul-de-sac location. Being renovated to a high standard, extended and beautifully presented throughout. Offering a master bedroom with a walk in wardrobe and ensuite and a large and open plan kitchen/diner/living space. Also having a spacious garage and off road parking for three cars. Close to amenities and road links to Sheffield. Perfect family home!

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this five bedroom detached property which is situated on a cul-de-sac location. Being renovated to a high standard, extended and beautifully presented throughout. Offering a master bedroom with a walk in wardrobe and ensuite and a large and open plan kitchen/diner/living space. Also having a spacious garage and off road parking for three cars. Close to amenities and road links to Sheffield. Perfect family home!

Enter into the porch and hallway, which provides access to the downstairs WC, a spacious lounge, and the open-plan kitchen/diner/living area. The kitchen is finished to a high specification with top-end appliances, including a Neff microwave oven, oven, 5-ring hob, dishwasher, extractor, and wine cooler. It also features quartz worktops, an island, Velux windows, and bi-folding doors opening to the rear garden. From here, there is also access to the large garage.

The landing provides access to the master bedroom, which features a walk-in wardrobe leading to a large en-suite complete with a corner bath, sink, walk-in shower cubicle, and WC. The first floor also offers three further double bedrooms and one single bedroom. In addition, there is a modern and stylish family bathroom comprising a bath, close-coupled WC, and sink.

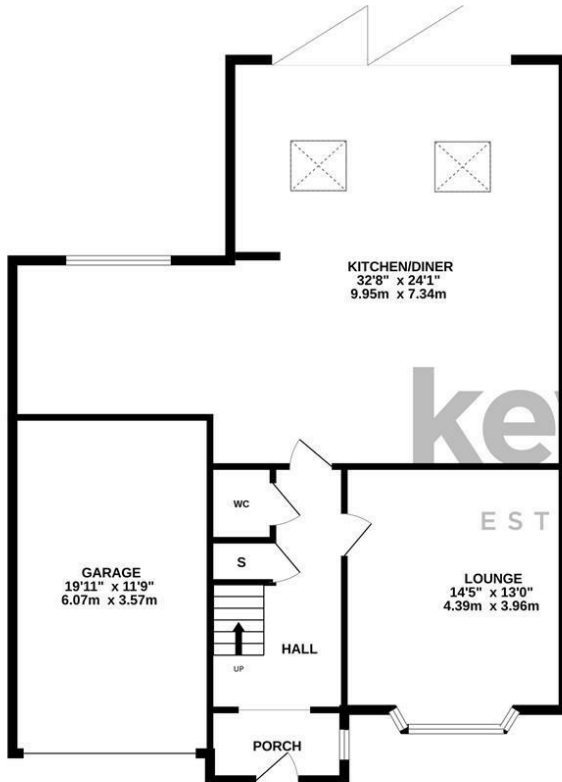
The front of the property is well presented with a patterned concrete driveway with off road parking for three cars and access to the garage. The rear of the property is private, low maintenance and well presented with a patio area and shrubbery to the side.

PROPERTY DETAILS

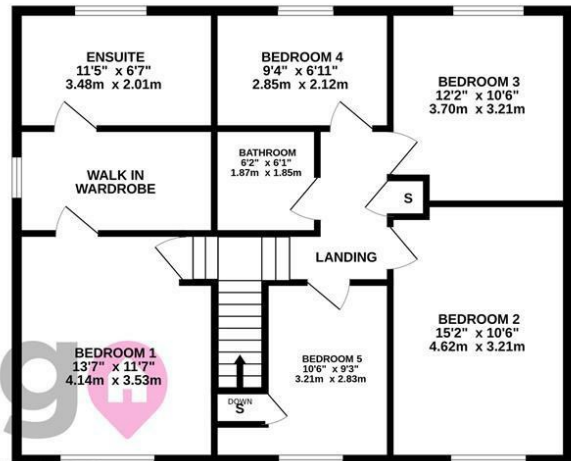
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



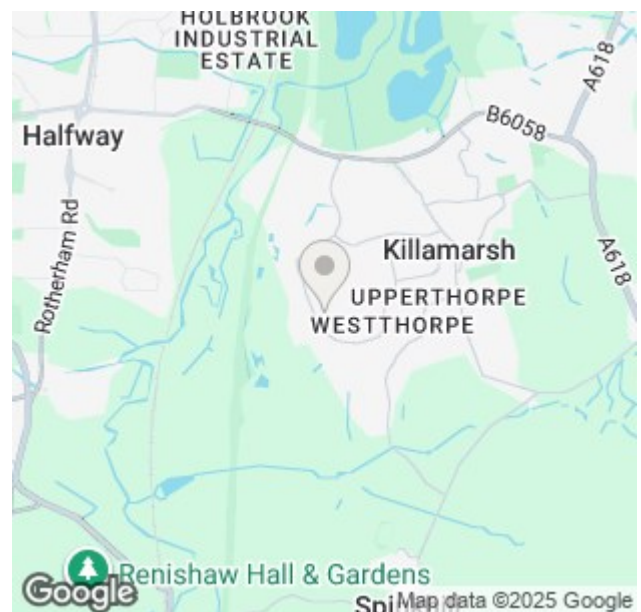
1ST FLOOR



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	74	77
(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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