



Leebrook Avenue, Owlthorpe, Sheffield, S20

Don't miss your opportunity to purchase this beautifully presented and modern throughout four double bedroom detached property situated over three floors and in a highly sought after village! Offering office, study, downstairs WC and master bedroom with ensuite. Also having off road parking for two vehicles, enclosed rear garden and garage. Positioned close to great local amenities such as Crystal Peaks Shopping Centre and close to the main tram links. The perfect family home!!

Guide Price £330,000 - £340,000

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- BEAUTIFULLY PRESENTED AND MODERN THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- DOWNSTAIRS WC AND UTILITY ROOM



Property Description

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HALLWAY

Enter through composite door into hallway with carpet flooring and neutral decor. Ceiling light, radiator and smoke alarm. Stair rise to first floor landing and stairs to lower ground floor. Doors to lounge, downstairs WC, garage and storage cupboards which are currently used for shoes and coats.

LOUNGE

11' 3" x 24' 1" (3.45m x 7.36m)

A bright and spacious lounge with carpet flooring and modern decor. Two ceiling lights, radiator and two windows.

DOWNSTAIRS

3' 11" x 8' 0" (1.20m x 2.46m)

Comprising of low flush WC and sink. Ceiling light, radiator and window. Neutral decor and tiled flooring.

STAIRS/LANDING

Stairs descend to lower ground flooring with doors to study, office, large storage cupboard, utility room and kitchen/diner. A second stair case rises to first floor landing with neutral decor, ceiling light and loft access. Doors to four bedrooms, bathroom and over stairs storage cupboard.



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KITCHEN/DINER

25' 4" x 16' 7" (7.74m x 5.07m)

Fitted with ample soft close wall and base units, quartz worktops and glass splash back and under cupboard lighting. Electric cooker, integrated microwave, proving drawer and fridge/freezer. Island with under cupboard lighting. Spot lighting, radiator and tiled flooring. Open plan to snug area and patio doors.

SNUG

With carpet flooring and neutral decor. Ceiling light, radiator and patio doors onto rear garden.

STUDY

7' 11" x 6' 6" (2.43m x 2.00m)

With carpet flooring and neutral decor. Ceiling light and radiator.

OFFICE

7' 11" x 6' 6" (2.43m x 2.00m)

With laminate flooring, ceiling light and radiator.

UTILITY ROOM

6' 3" x 7' 2" (1.93m x 2.20m)

Useful extra space with tiled flooring, wall and base units and sink. Under counter space for washing machine and dryer and space for full height fridge/freezer. Ceiling light and radiator.

BEDROOM 1

12' 4" x 9' 9" (3.77m x 2.99m)

A bright and spacious bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window. Door to ensuite.

ENSUITE

Comprising of shower cubicle with plumbed in shower, vanity with sink and WC. Spot light, ladder style radiator and obscure glass window. Tiled flooring and part tiled walls. Door to store cupboard.

BEDROOM 2

8' 11" x 12' 3" (2.73m x 3.75m)

A second double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM 3

8' 9" x 11' 6" (2.67m x 3.53m)

A third rear facing double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM 4

8' 11" x 9' 10" (2.72m x 3.01m)

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

BATHROOM

6' 11" x 6' 5" (2.12m x 1.98m)

Comprising of bath with plumbed in shower and glass shower screen. Wall mounted sink and low flush WC. Spot lighting, ladder style radiator and obscure glass window. Tiled flooring and tiled walls.

OUTSIDE

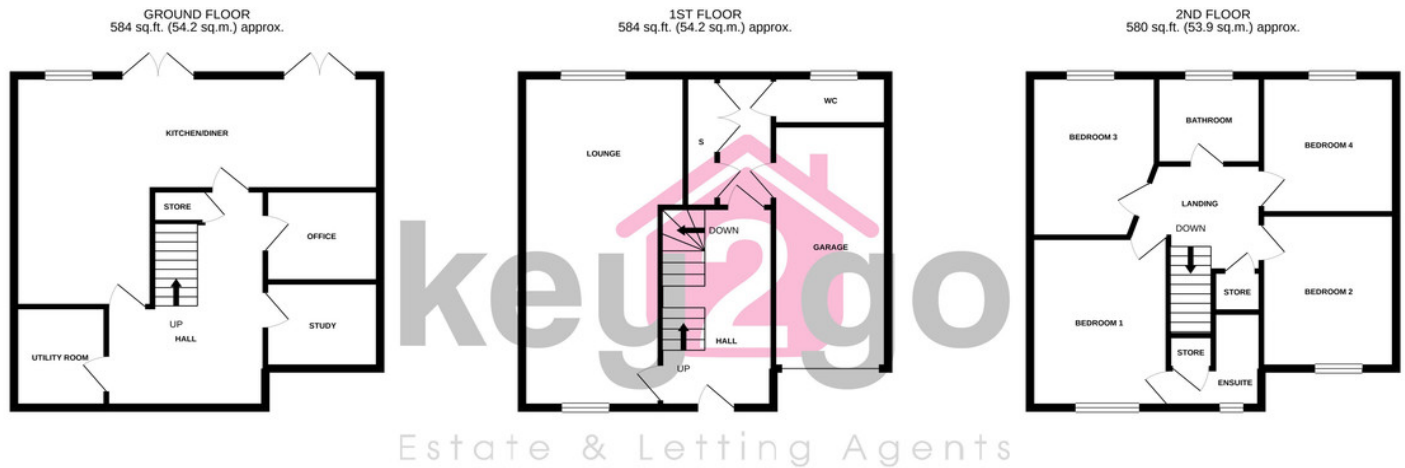
To the front of the property is a double driveway for two cars and lawn area. Outside lighting and EV charger. To the rear of the property is a patio area, lawn, two raised allotment areas, flower beds and soft fruit border. Outside tap, lighting and electric point. Steps up the side of the property lead to the front with gate.

PROPERTY DETAILS

- LEASEHOLD
- GAS CENTRAL HEATING
- FULLY UPVC DOUBLE GLAZED



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TOTAL FLOOR AREA : 1747 sq.ft. (162.3 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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Tenure

Leasehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

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EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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