



Queenswood Court Wadsley Park Village Sheffield S6 1QQ
Guide Price £400,000

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GUIDE PRICE £400,000-£425,000 ** FREEHOLD ** SOUTH FACING REAR GARDEN ** NO CHAIN ** Situated on this quiet cul-de-sac position at the top of the popular Wadsley Park Village is this four double bedroom, two bathroom detached property which enjoys a south facing rear garden and benefits from a driveway, integral garage, uPVC double glazing and gas central heating. With over 1,470 square foot, the spacious and well presented living accommodation briefly comprises: front uPVC door which opens into the entrance hall with a downstairs WC/cloakroom and access into the lounge, dining room and kitchen. The good size lounge has a lovely bay window allowing lots of natural light, while enjoying the elevated views. Double doors open to the separate dining room with French doors opening onto the rear garden, a perfect extension for outside dining. The breakfast kitchen has a range of oak effect wall, base and drawer units with complementary granite effect roll edge work surfaces which incorporate the four ring induction hob with extractor above and the one and a half sink with drainer and chrome mixer tap. Integrated appliances include a double electric oven, fridge, freezer and dishwasher along-with housing and plumbing for a washing machine. Side uPVC entrance door. An opening leads into the extended garden room with uPVC French doors. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, the four bedrooms and the family bathroom. The master bedroom to the front has a fitted wardrobe and benefits from an en suite shower room with a WC and wash basin set in vanity unit. Both bedrooms two and three both benefit from fitted wardrobes. The bathroom comes with a three piece suite including bath with overhead shower, WC and wash basin.

- EARLY VIEWING ADVISED
- LOVELY FAMILY HOME
- WELL PRESENTED & SPACIOUS ACCOMMODATION
- LOUNGE, DINING ROOM, KITCHEN & GARDEN ROOM
- DOWNSTAIRS WC
- ON A PRIVATE ROAD WITH ELEVATED VIEWS
- EASY ACCESS TO SHEFFIELD CITY CENTRE
- AMENITIES & PUBLIC TRANSPORT LINKS CLOSE-BY





OUTSIDE

To the front is block-paved driveway which leads to the garage with up and over door, electric and lighting. A central path and steps lead to the front entrance door. Lawn to the side. Access down the side of the property which leads to the tiered rear garden with a patio and two lawns.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

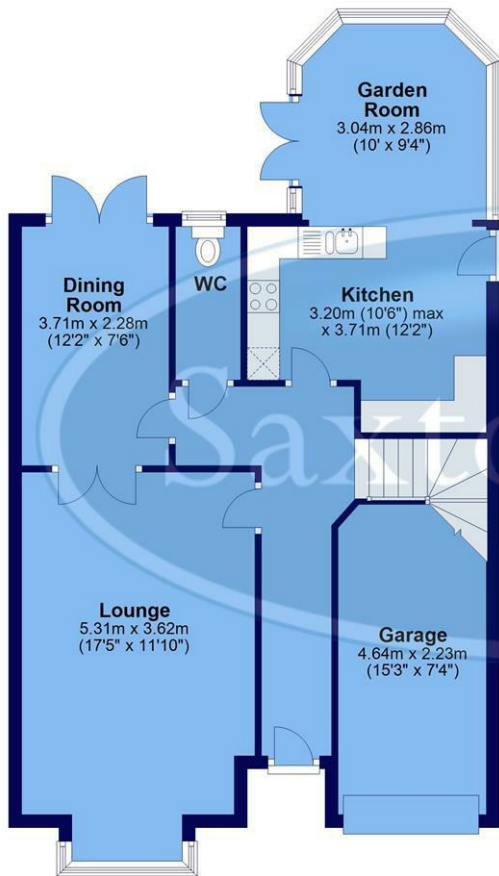
VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

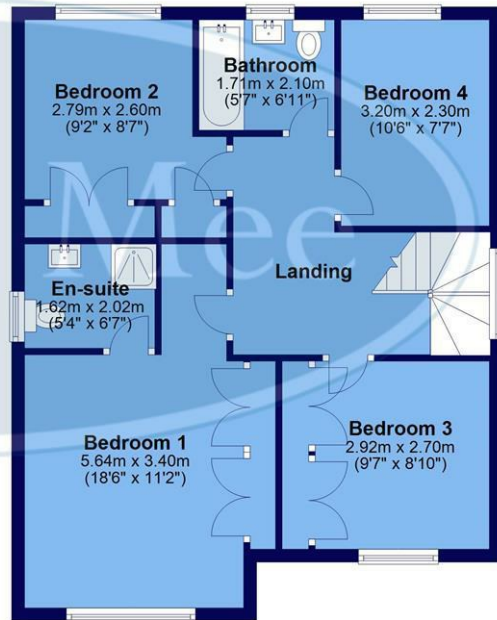
Ground Floor

Approx. 74.0 sq. metres (796.7 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.4 sq. feet)



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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