

Saxton Mee



Queenswood Drive Wadsley Park Village Sheffield S6 1RJ
Guide Price £435,000



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GUIDE PRICE £435,000-£450,000 * FREEHOLD * OVER 1,792 SQ FOOT * WEST FACING REAR GARDEN * Viewing is essential to appreciate the accommodation on offer of this five double bedroom, two bathroom detached property which enjoys a west facing rear garden and benefits from a driveway providing off-road parking, an integral garage/store, uPVC double glazing and gas central heating. Set over three spacious levels the living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard. Access into the kitchen and the dining room. The breakfast kitchen has a range of wall, base and drawer units with a contrasting work top which extends to a breakfast bar and incorporates the sink, drainer and the five ring hob with extractor above. Integrated appliances include an electric oven, microwave, fridge freezer, dishwasher and washing machine. There is access to a downstairs WC and a rear entrance door. The good size dining room has French doors opening onto a decked terrace. A sliding door then opens into the lounge with a bay window allowing lots of natural light, while the focal point of the room is the media wall with electric fire. Accessed from the dining room is the extended garden room with a door opening into the garage and uPVC French doors opening onto the garden. From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, access into three bedrooms and the family bathroom. The master bedroom has fitted wardrobes, a dressing area with wardrobe and an en suite shower room with WC and wash basin. The bathroom is fully tiled and comes with a three piece suite including bath with overhead shower, glass shower screen, WC and wash basin. A further staircase rises to the second floor landing which could be used as a study area, there is a storage cupboard and two further double bedrooms, both with dormer windows enjoying the attractive views.

- VIEWING RECOMMENDED
- FIVE DOUBLE BEDROOMS & TWO BATHROOMS
- KITCHEN, DINING ROOM, LOUNGE & GARDEN ROOM
- WEST FACING REAR GARDEN
- IDEAL FAMILY HOME ON THIS POPULAR LOCATION ON WADSLEY PARK VILLAGE





OUTSIDE

To the front is a block paved driveway providing off-road parking for two cars which leads to the integral garage which has been partially converted and has an up and over, electric and lighting and storage in the roof space. There is a front planted garden. To the rear is a tiered, west facing garden with a decked terrace and patio, steps then lead to a planted garden.

LOCATION

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. 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.

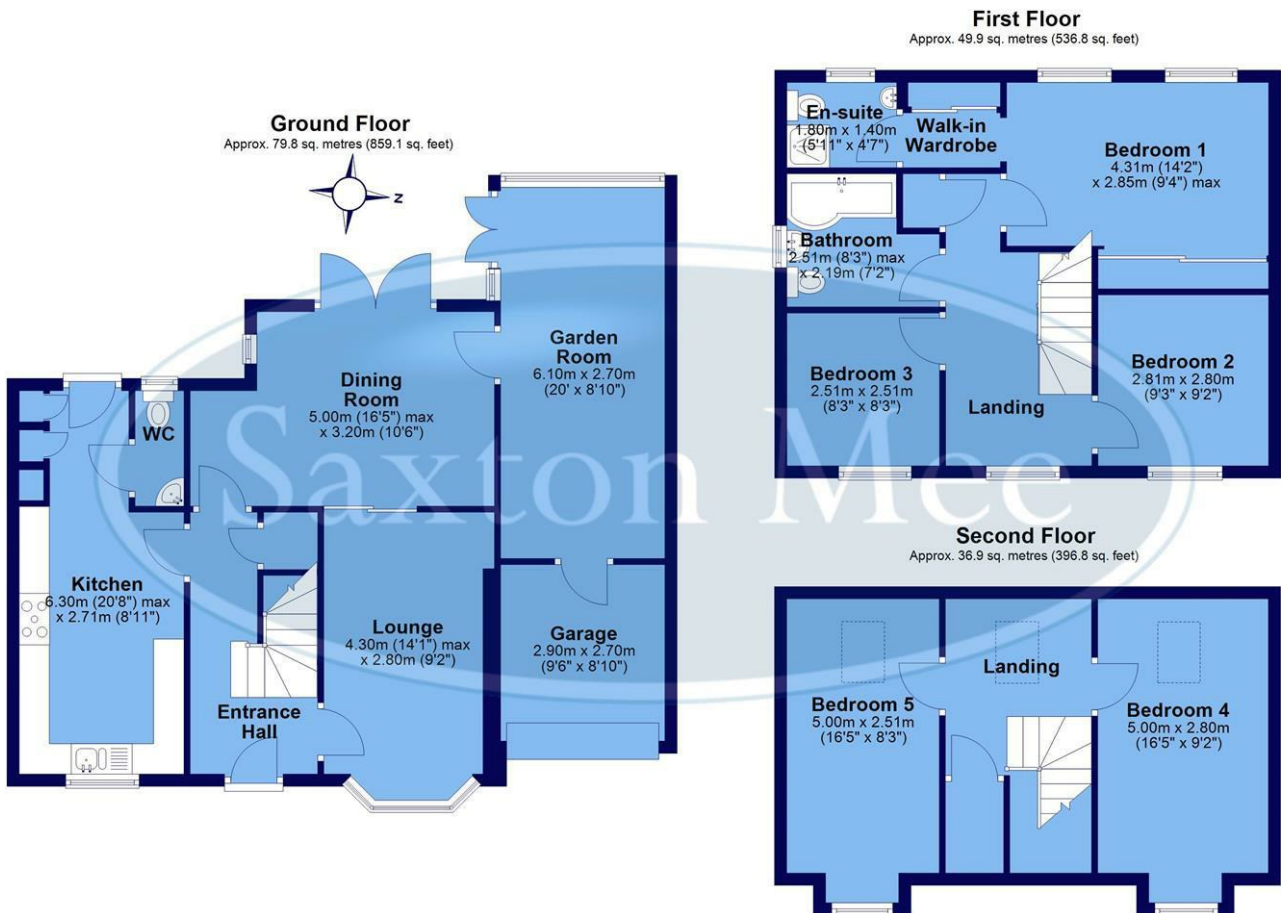
MATERIAL INFORMATION

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(75-65)	D		
(55-50)	E		
(45-35)	F		
(20-10)	G		
Not energy efficient - higher running costs			
England & Wales		71	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	77