



Kirk Edge Avenue Worrall Sheffield S35 0BA
Price £475,000

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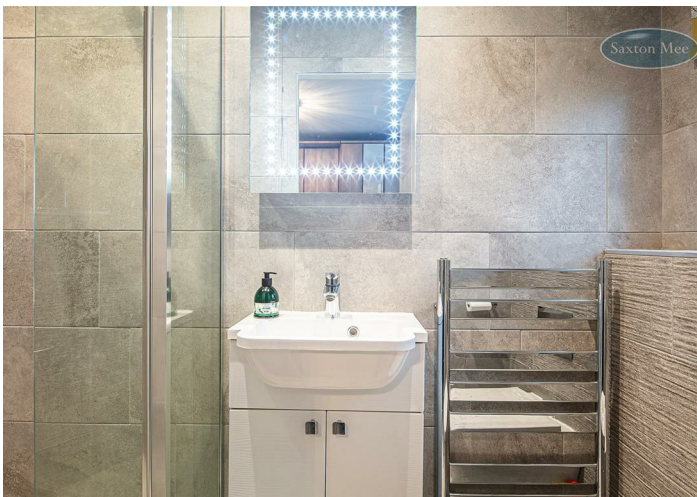
Price £475,000

Situated near the end of this quiet cul-de-sac position in this sought-after location of Worrall is this effectively extended, three bedroom, two bathroom detached bungalow which enjoys a fabulous rear outlook and garden and benefits from a driveway providing off-road parking, a detached garage, uPVC double glazing and gas central heating. The property has been modernised and upgraded throughout and is a credit to the current owners.

Tastefully decorated throughout, the well presented living accommodation briefly comprises, uPVC entrance door gives access to a large storm porch with wooden decking and seating area. A further composite door then opens into the entrance hall with a cloakroom and access into the useful loft space. There is a dining room with a sliding door opening onto the storm porch. This in turn flows into the lounge with a large front window allowing lots of natural light, while the focal point is the living flame gas fire set in an attractive surround. Accessed from the dining room, is the modern and contemporary kitchen which has a range of wall, base and drawer units. Contrasting quartz worktops include a breakfast bar. Integrated appliances include a fridge, freezer, dishwasher and washing machine. There is space for a Range style cooker with extractor above. The kitchen flows into a garden room. This bright and airy space has underfloor heating, a vaulted ceiling, uPVC French doors and is perfect for enjoying the rear garden views. There are three bedrooms, the master benefits for freestanding wardrobes and bedframe and the added advantage of an en suite shower room with walk-in shower, WC and wash basin set in a vanity unit. Bedroom two has fitted wardrobes. The principal bathroom has a four piece suite including shower enclosure, bath, WC and wash basin set in a vanity unit.

- VIEWING IS A MUST!
- STUNNING, THREE BEDROOM BUNGALOW
- DRIVEWAY & GARAGE
- FABULOUS REAR GARDEN
- LOUNGE, DINING ROOM, KITCHEN & GARDEN ROOM
- FANTASTIC LOCATION
- AMENITIES, SCHOOLS & TRANSPORT LINKS CLOSE-BY
- EASY ACCESS TO SHEFFIELD
- COUNTRYSIDE WALKS ON YOUR DOOR STEP





OUTSIDE

A driveway to the front provides off-road parking for three cars. This leads to the garage with electric door, electric and lighting. There is a landscaped garden to the front. Access down either side of the property to the fabulous rear garden with a patio, lawn and garden pond. Large garden shed with electric and lighting, greenhouse and summer house. Storage under the rear extension accessed from the rear garden.

LOCATION

Located in this extremely popular residential area of Worrall within the catchment of local schools including Oughtibridge Primary and Bradfield Secondary. Worrall Park is just a 2 minute walk. Excellent local amenities in Oughtibridge including a Co-Op Supermarket. Public transport links and easy access to Sheffield City Centre. On the doorstep of attractive countryside and beautiful walks.

MATERIAL INFORMATION

The property is Leasehold with a term of 200 years running from the 25th December 1984. The property is currently Council Tax Band D.

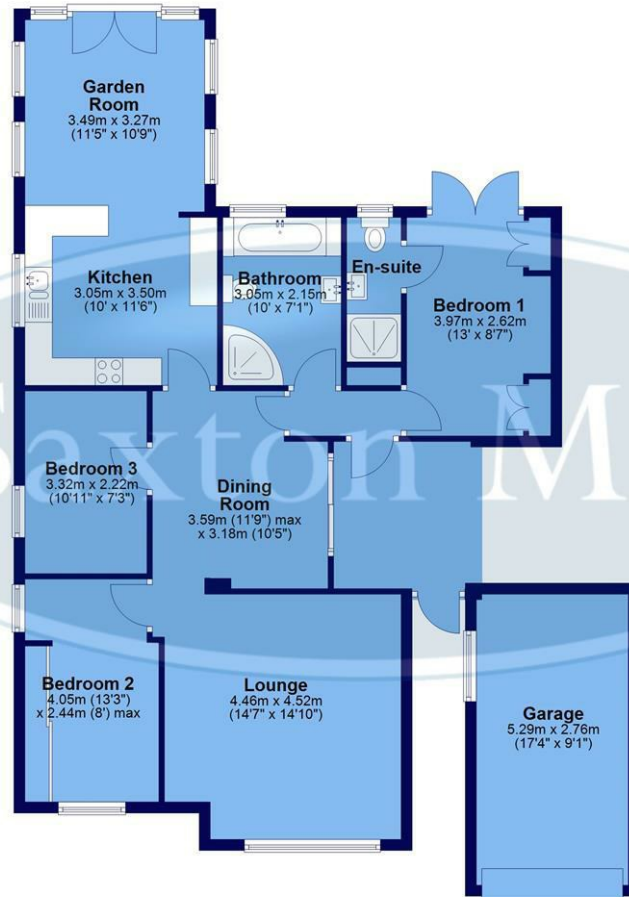
VALUER

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. 108.5 sq. metres (1167.6 sq. feet)



Total area: approx. 108.5 sq. metres (1167.6 sq. feet)

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

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Hillsborough
Stocksbridge

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	82
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			