



Sheffield Road  
Godley, SK14 2PJ

Offers over £365,000



There's no agent like home



Immaculately presented, this four-bedroom detached property boasts a stunning double bay fronted façade, nestled in an enviable elevated position on a large plot, offering ample space and privacy. Upon entering, you're greeted by a spacious dual aspect lounge, perfect for relaxation and entertaining guests. The open-plan bespoke kitchen/diner is a focal point, providing a modern and functional space for culinary enthusiasts.

On the ground floor, three generously sized bedrooms offer comfortable accommodation with the master bedroom being dual aspect, alongside a well-appointed bathroom for convenience. Ascend to the first floor to discover bedroom four, offering versatility as a spacious conversion with an accompanying lounge area, ideal for guests or as a retreat.

Outside, the property is surrounded by a large private garden, spanning the front, side, and rear, providing plenty of outdoor space for recreation and leisure activities.

Located in the sought-after Godley area, residents benefit from the convenience of a nearby train station, facilitating easy commuting, while popular schools are within walking distance, making it an ideal location for families with educational needs in mind.

Don't miss out on the opportunity to make this exceptional property your own. **\*\*Viewing Highly Recommended\*\***

In brief the accommodation comprises of: Entrance hall, lounge, kitchen, three bedrooms and bathroom to the ground floor. Lounge and bedroom four to the first floor. Gardens envelope the property to the front side and rear.



## GROUND FLOOR

### Hall

Door to front, radiator, karndean flooring, doors leading to:

### Lounge 12'0" x 13'6" (3.66m x 4.12m)

Double glazed bay window to front, double glazed window to side, feature fireplace with set in and feature surround, radiator, stairs leading up to first floor.

### Kitchen/Diner 15'0" x 13'3" (4.58m x 4.03m)

Fitted with a matching range white high gloss base units with work worktop space over, inset sink with mixer tap, plumbing for washing machine, built-in oven, built-in hob, further full height high gloss units with space for American style fridge/freezer, two double glazed windows to side, radiator, tiled floor, feature inglenook fireplace, double glazed French doors to side leading out to garden.

### Master Bedroom 11'10" x 13'4" (3.60m x 4.07m)

Double glazed bay window to front, double glazed window to side, radiator.

### Bedroom 2 12'6" x 9'6" (3.80m x 2.90m)

Double glazed window to side, radiator.

### Bedroom 3 8'6" x 8'0" (2.59m x 2.44m)

Double glazed window to rear, radiator.

### Bathroom

Three piece suite panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, tiled floor, heated towel rail, double glazed window to side.

## FIRST FLOOR

### Landing

Door leading to:

### Bedroom 4 10'10" x 13'3" (3.29m x 4.03m)

Double glazed window to side with stunning views, double glazed velux window to rear, radiator, karndean flooring, open plan to:

### Lounge 14'1" x 18'0" (4.28m x 5.49m)

Two double glazed velux windows to rear, radiator, doors to storage area, karndean flooring.

## OUTSIDE

Stone steps leading up to the property, garden area with flowerbed borders and gravelled area to the front. To the side and rear there are low maintenance gardens with planted borders.

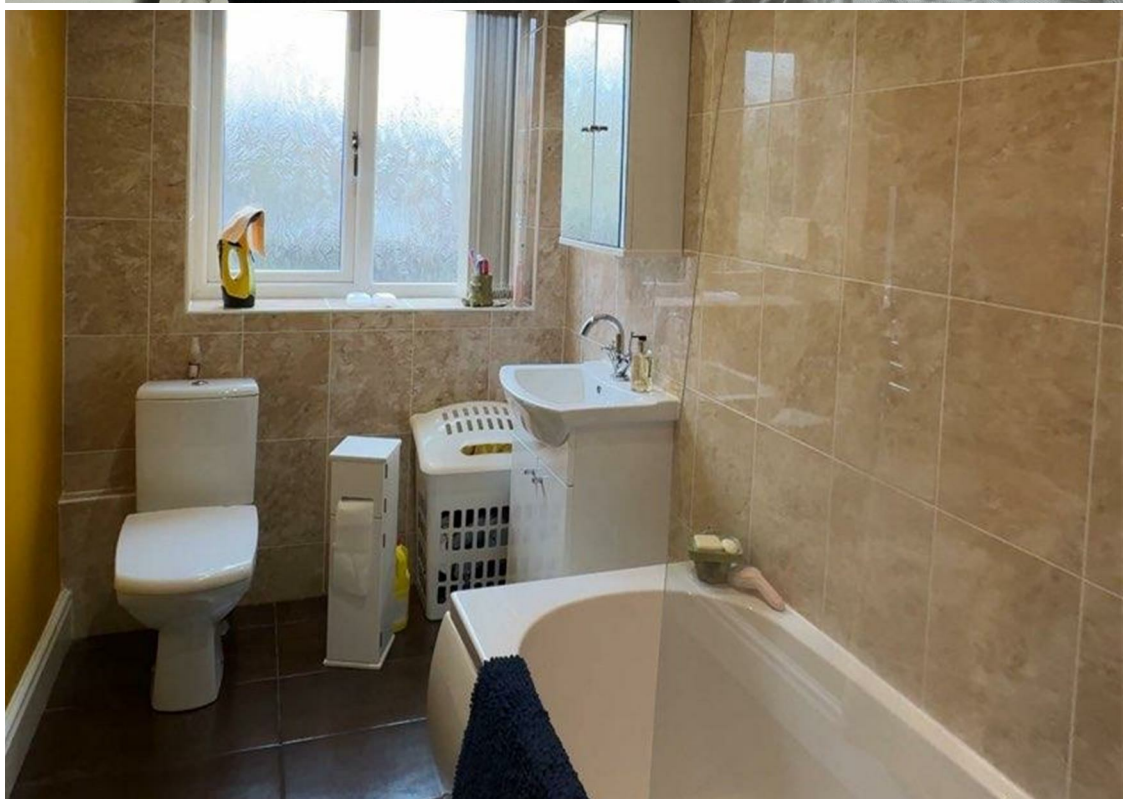
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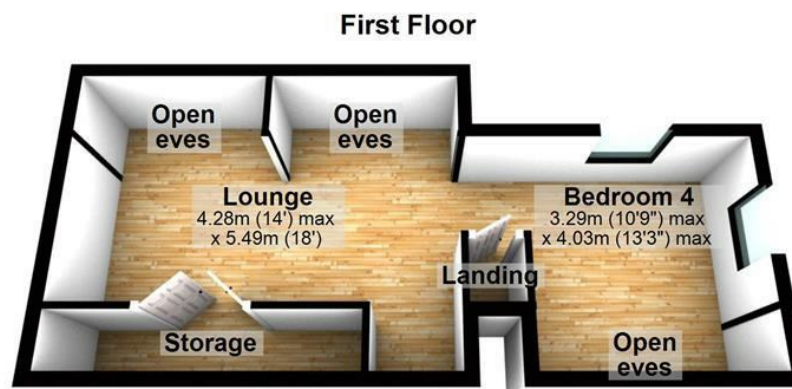
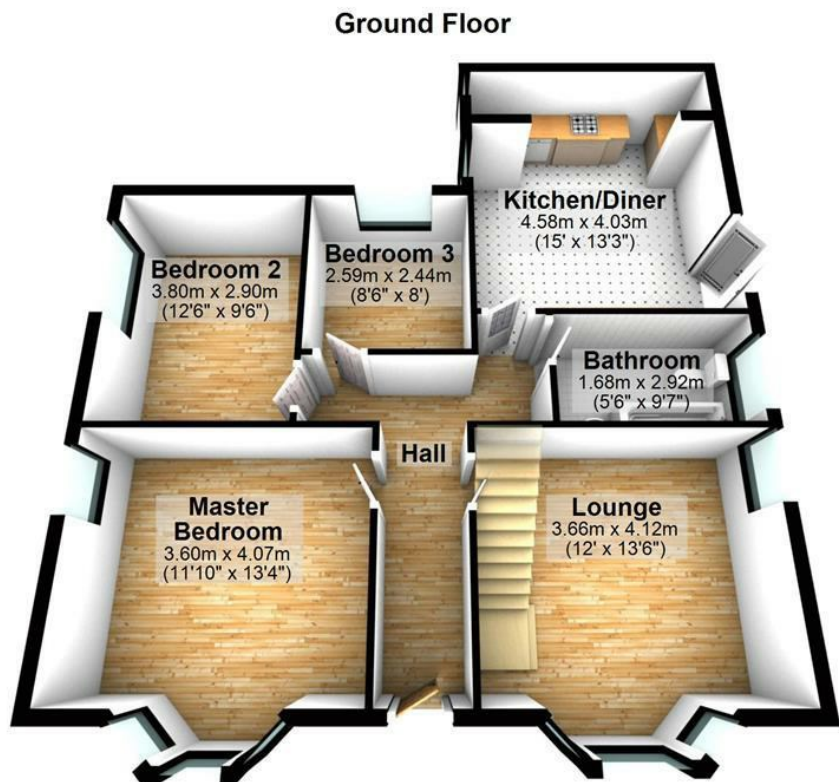
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| Energy Efficiency Rating  |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs                     |           |                         |
| (92 plus) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           | <b>85</b>               |
| (69-80) <b>C</b>  | <b>67</b> |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not energy efficient - higher running costs                     |           |                         |
| England & Wales   |           | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |                         |
|   | Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |                         |
| (92 plus) <b>A</b>  |           |                         |
| (81-91) <b>B</b>  |           |                         |
| (69-80) <b>C</b>  |           |                         |
| (55-68) <b>D</b>  |           |                         |
| (39-54) <b>E</b>  |           |                         |
| (21-38) <b>F</b>  |           |                         |
| (1-20) <b>G</b>   |           |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |                         |
| England & Wales   |           | EU Directive 2002/91/EC |