



7 Old Cottage Close

Woodhouse, Sheffield



Blenheim
Park Estates



A Superb Three Bedroomed
Home within a Cul-De-Sac





Welcome to 7 Old Cottage Close

Offered for sale is this superb three bedroomed home, which is positioned within a cul-de-sac and provides ample family accommodation across two floors. The property is an ideal purchase for a first time buyer and benefits from a good-sized south-west facing rear garden.

This fabulous home offers a contemporary breakfast kitchen, two reception rooms, three double bedrooms (one with an en-suite shower room) and a family bathroom. There is also off-road parking to the property and a garage.

7 Old Cottage Close is located in Woodhouse and has good access to the nearby amenities including shops, supermarkets, restaurants, a GP surgery and schooling. The property is also close by to the Crystal Peaks Shopping Centre and Woodhouse train station which provides rail links to Lincoln and Leeds. There are bus stops on Beighton Road and Spa Lane that provide links to the surrounding areas. The A57 and Sheffield Parkway also allow for convenient access to the M1 motorway, Worksop and Sheffield city centre.

The property briefly comprises on the ground floor: Breakfast kitchen, lounge, dining room and storage cupboard.

On the first floor: Landing, master bedroom, bedroom 2, bedroom 3, bedroom 3 en-suite and family bathroom.

Ground Floor

A UPVC door with double glazed obscured panels opens to the:

Breakfast Kitchen
15'2 x 12'4 (4.62m x 3.76m)
A contemporary breakfast kitchen with front facing UPVC double glazed windows, and a side facing UPVC obscured double glazed window. Also having recessed lighting and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring induction hob with a Cooke & Lewis extractor fan above and a Bosch fan-assisted oven. There is space/provision for a washing machine/dryer and a fridge/freezer. Timber doors open to a storage cupboard and lounge.

Storage Cupboard
A versatile storage space with recessed lighting.

Lounge
15'10 x 12'4 (4.83m x 3.76m)
A good-sized reception room with a side facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. To one corner, there is access to an under-stairs storage cupboard. Double UPVC doors with double glazed panels open to the rear garden. Timber doors with glazed panels open to the dining room.

Dining Room
12'9 x 8'1 (3.89m x 2.46m)
Having rear facing UPVC doubled glazed windows, recessed lighting, central heating radiator and engineered timber flooring.

From the breakfast kitchen, a sliding timber door opens to a staircase, which rises to the:

First Floor

Landing
Having a pendant light point and timber doors opening to the master bedroom, bedroom 2, bedroom 3 and family bathroom. Access can also be gained to the loft space.

Master Bedroom
16'10 x 8'1 (5.13m x 2.46m)
A double bedroom with a Velux roof window, a front facing UPVC double glazed window, pendant light point and central heating radiators.

Bedroom 2
12'5 x 7'10 (3.78m x 2.39m)
Another double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Bedroom 3
12'2 x 9'1 (3.71m x 2.77m)
Having a front facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. There is a fitted wardrobe with long hanging. A timber door gives access to the bedroom 3 en-suite.



Offering Ample Accommodation over Two Floors and Being an Ideal Purchase for a First Time Buyer

Bedroom 3 En-Suite
Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white, which comprises of a low-level WC and wash hand basin with a chrome mixer tap. Also having a fitted Hansgrohe shower and a glazed screen/door.

Family Bathroom
Being fully tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan and a chrome heated towel rail. There is a suite in white consisting of a low-level WC and wash hand basin with a chrome mixer tap. To one wall, there is a bath with a chrome mixer tap, a fitted shower and a glazed screen.

Exterior and Gardens
To the front of the property, there is a driveway for one vehicle, an

electric vehicle charging point and a small lawned area to one side. Access can be gained to the main entrance door and to the garage.

Garage
16'9 x 8'2 (5.11m x 2.49m)
Having an up-and-over door, light and power. The garage houses the Glow Worm boiler.

To the right side of the property, a timber pedestrian gate opens to a path with an external water tap and access can be gained to the rear garden.

To the rear of the property, there is a raised seating area which can be accessed from the lounge, together with a lower paved terrace and an artificial grassed space. The garden is fully enclosed by timber fencing.



Breakfast Kitchen

15'2 x 12'4 (4.62m x 3.76m)

A contemporary breakfast kitchen with front facing UPVC double glazed windows, and a side facing UPVC obscured double glazed window. Also having recessed lighting and a central heating radiator. There is a range of fitted base/wall and drawer units, incorporating matching work surfaces, tiled splash backs and an inset 1.0 stainless steel sink with a chrome mixer tap. Appliances include a Bosch four-ring induction hob with a Cooke & Lewis extractor fan above and a Bosch fan-assisted oven. There is space/provision for a washing machine/dryer and a fridge/freezer. Timber doors open to a storage cupboard and lounge.

A Contemporary
Breakfast Kitchen



Lounge

15'10 x 12'4 (4.83m x 3.76m)

A good-sized reception room with a side facing UPVC double glazed window, pendant light point, central heating radiator and a TV/aerial point. To one corner, there is access to an under-stairs storage cupboard. Double UPVC doors with double glazed panels open to the rear garden. Timber doors with glazed panels open to the dining room.



A Good-Sized
Reception Room

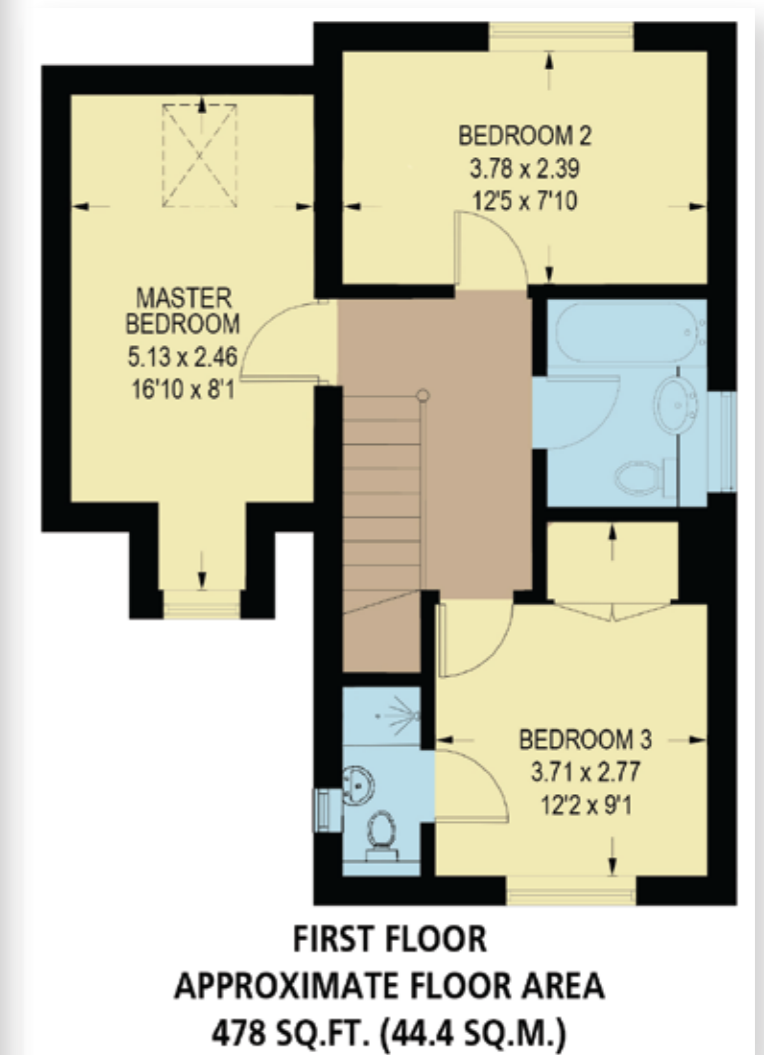
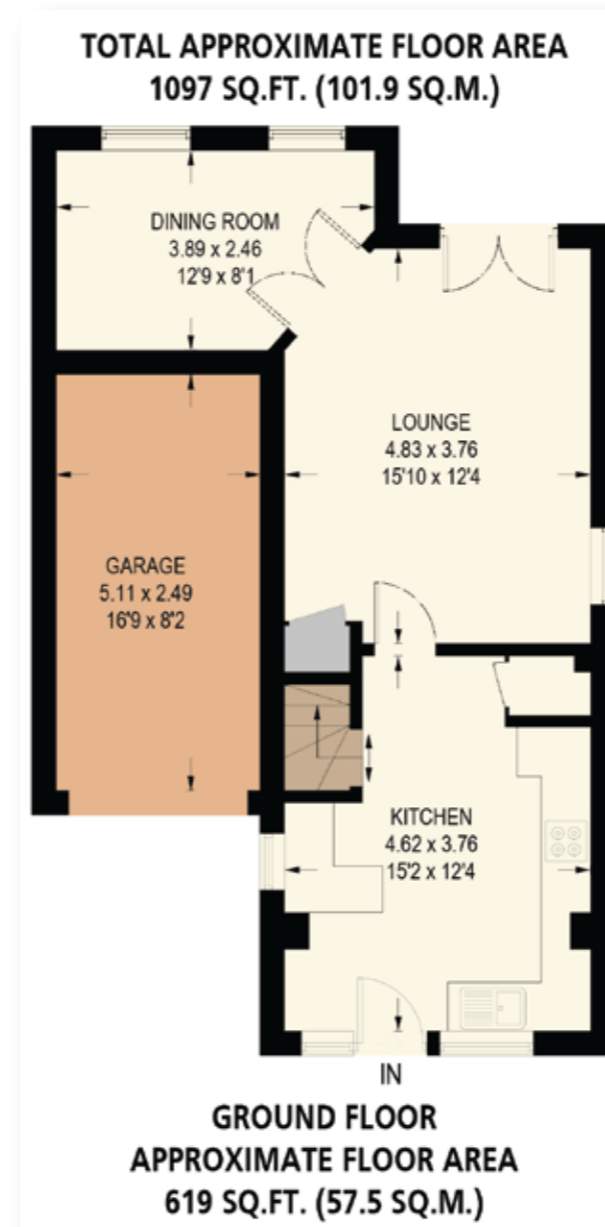




Dining Room
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Landing
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Master Bedroom

16'10 x 8'1 (5.13m x 2.46m)

A double bedroom with a Velux roof window, a front facing UPVC double glazed window, pendant light point and central heating radiators.



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Bedroom 2

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Another double bedroom with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 3 En-Suite

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A South-West Facing,
Enclosed Garden...



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



7 Old Cottage Close

Woodhouse, Sheffield, South Yorkshire S13 7RJ

Offers in the Region of £250,000