



\*\*\*Guide Price of £280,000 - £290,000\*\*\* Located on a quiet road in the suburb of Woodthorpe is this neutrally decorated four bedroom detached family home which does require some cosmetic upgrades. Ideally suited to modern living the property offers over 1200 sq. ft of flexible, well ordered accommodation set across two levels, a private enclosed rear garden with countryside views and ample off street parking with garage having electric door. Well placed for transport links and amenities.

- Four Bedroom Detached House
- Fitted Breakfast Kitchen With Integrated Cooking Appliances
- Separate Dining/Living Room With French Doors To The Garden
- Lounge With Open Fire
- Some Cosmetic Upgrades Required
- Enclosed Rear Garden With Lawn & Patio
- Off-Street Parking For Numerous Cars & Garage With Electric Door
- Down Stairs Shower Room
- Gas Central Heating
- Energy Rating E

















## **Ground Floor** Approx. 59.8 sq. metres (643.9 sq. feet)

## Living/Dining Room 4.20m x 3.39m (13'9" x 11'1") Kitchen/Breakfast Lounge FP Room 5.16m (16'11") max 3.13m x 4.60m x 3.95m (13') (10'3" x 15'1") Hallway

## **First Floor**

Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 115.5 sq. metres (1243.2 sq. feet)







We endeavor to make these particulars as accurate as possible, but they should only be used as guidance and they do not constitute any part of the contract. All measurements are approximate and no guarantees are made to the services, heating systems, appliances (if any) or fittings as to their working order and no warranty can be given or implied.

SALES:

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SHEFFIELD T: 0114 361 0140 **CHESTERFIELD** T: 01246 380 414 KELHAM ISLAND T: 0114 361 0140







