



10 Birchlands Drive, Killamarsh, Derbyshire, S21 1GL

Offers In The Region Of £199,950

- Semi Detached House
- Popular Residential Location
- uPVC Double Glazing
- Well Presented Accommodation
- Ideal For FTB and Young Families
- Three Bedrooms
- NO CHAIN
- Gas Fired Central Heating
- Close To Village Amenities
- Backing Onto Open Fields

10 Birchlands Drive, Killamarsh S21 1GL

****GUIDE PRICE £199,950-£209,950****

Andersons are delighted to offer to the market this fantastic three bedroom semi detached property which is located on the edge of the ever popular village of Killamarsh. Having double glazing throughout, gas fired central heating and lovely well maintained gardens. The property backs onto open fields and is well served by a host of local shops, amenities and schools and is also well placed for Rother Valley Country Park, Crystal Peaks/Drakehouse retail centres and major road and motorway networks. Whilst the property has been well maintained and has a contemporary kitchen and bathroom, discerning purchasers may look at undertaking some light cosmetic upgrading which would enhance and improve and this fine home.



Council Tax Band: B



ACCOMODATION

GROUND FLOOR

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ENTRANCE HALL

Accessed via a uPVC double glazed entrance door with glazed side panel and having a central heating radiator and useful under stair storage.

LIVING ROOM

A light and airy room which benefits from having a uPVC double glazed picture window with a glazed door which leads onto the rear garden. There is also a contemporary electric fireplace, a central heating radiator, coving to the ceiling and a staircase which leads to the upstairs.

KITCHEN/DINER

Fitted with a range of modern light grey units, above and below marble effect work surfaces with metro style tiled splash-backs. Incorporated within is a single drainer one and half bowl ceramic sink with mixer taps, a double electric oven with a four ring gas hob with an extractor over. There is also an integrated dishwasher, washing machine and fridge freezer. There is under counter lighting, a front facing uPVC double glazed window, a central heating radiator, coving to the ceiling and an area suitable for a dining table.

FIRST FLOOR

LANDING

With a central heating radiator, uPVC double glazed window, storage space and access to the loft

BEDROOM ONE

12'2" x 8'10"

Having a central heating radiator, a useful storage cupboard and a rear facing uPVC double glazed window which enjoys lovely views of open fields.

BEDROOM TWO

11'5" x 8'9"

Having a uPVC double glazed window and a central heating radiator, coving to the ceiling and a useful storage cupboard. There are glorious views over rooftop to surrounding countryside

BEDROOM THREE

8'11" x 6'5"

Having coving to the ceiling and a rear facing uPVC double glazed window which enjoys views over surrounding countryside.

BATHROOM

Being fitted with a modern three piece suite comprising of a 'P' shaped paneled bath with thermostatic shower over, a wash hand basin and low flush w/c. There are ceramic tiles to the walls, a uPVC double glazed window, a heated towel rail, recessed ceiling spotlights and ceiling extractor fan.

OUTSIDE

To the front of the property is a pleasant lawned garden with mature shrub and rose beds. A driveway provides car standing space and in turn leads to a single garage. A path leads to the side of the property and onto the rear where there is a lovely enclosed lawned garden with mature trees and shrubs.

GARAGE

15'10" x 8'2"

Having up and over doors, providing storage space and housing the Worcester combination boiler.



Directions

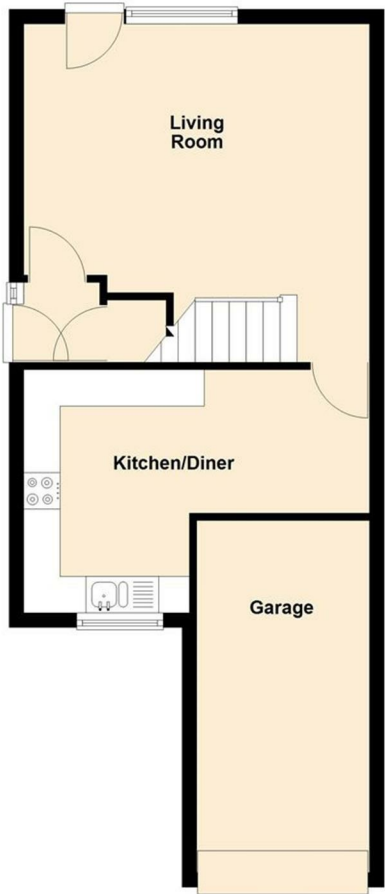
Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx. 46.9 sq. metres (504.4 sq. feet)



Approx. 39.1 sq. metres (421.2 sq. feet)

