



## 1 DUKERIES DRIVE SHEFFIELD, S25 4AS

**£210,000**  
**FREEHOLD**

Guide Price £210,000 - £220,000

This property is perfect for a first time buyer or family but has the added benefit of an annex in the rear garden. The property is convenient for local amenities including schools, shops and public transport facilities. Briefly comprising of lounge with open plan stairs and window overlooking the front, dining kitchen with a comprehensive range of wall and base units with complimentary work surfaces over, patio doors lead onto the rear garden and patio area. To the first floor are three bedrooms and shower room with walk in double shower. To the front of the property the garden is low maintenance, has a block paved driveway providing off road parking and to the rear there is a low maintenance garden having patio which is perfect for entertaining. There is also a brick built annex (which has its own separate address, Energy Performance Certificate and Council Tax Banding). The annex briefly comprising of open plan living kitchen area, bedroom and shower room.

**BOOK A VIEWING NOW - DO NOT MISS OUT**

**Kendra  
Jacob**

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# 1 DUKERIES DRIVE

- Guide Price £210,000 - £220,000
- Perfect For A First Time Buyer Or Family
- Situated Close To Local Amenities
- School Catchment
- Convenient For The Motorway Network
- Separate ANNEX To The Rear With It's Own Address
- Three Bedroomed Semi Detached House
- Shower Room
- Comprehensively Fitted Kitchen
- BOOK A VIEWING NOW - DO NOT MISS OUT



## Lounge

A front door leads into the open plan lounge having stairs rising to the first floor accommodation. Two central heating radiators.

## Dining Kitchen

Spacious dining kitchen with a comprehensive range of wall and base units with complimentary work surfaces over. There is a built in oven, gas hob and built in dish washer. There is a vertical radiator, sink with mixer tap, central heating radiator and patio doors leading onto the rear garden.

## First Floor Landing

With stairs rising to the first floor accommodation and having window to the side elevation. Panelled wall staircase.

## Bedroom One

With window overlooking the front and vertical radiator.

## Bedroom Two

With window overlooking the rear, storage cupboard and central heating radiator.

## Bedroom Three

With window overlooking the front and central heating radiator.

## Shower Room

With walk in shower, vanity wash hand basin and low flush WC. Window overlooking the rear, fully tiled, heated towel rail and spot lights to the ceiling.

## Outside

To the front is a low maintenance garden having block paved driveway providing ample off road parking. A gate leads onto the rear garden which is also low maintenance having patio area perfect for entertaining.

## THE ANNEX, 1 DUKERIES DRIVE

The Annex is separate brick built accommodation briefly comprising of open plan living/kitchen, bedroom and shower room. Patio doors leading onto the decked area perfect for sunning or relaxation.

# 1 DUKERIES DRIVE





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## ADDITIONAL INFORMATION

**Local Authority –**

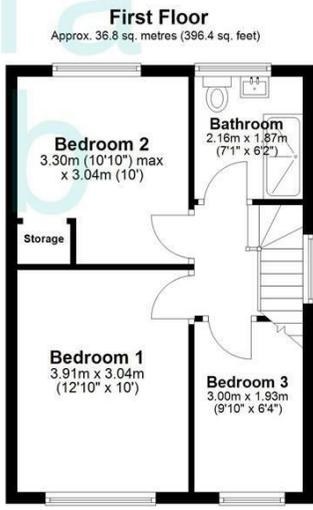
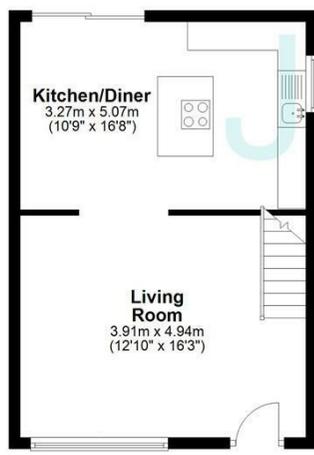
**Council Tax – Band B**

**Viewings – By Appointment Only**

**Floor Area – 1027.40 sq ft**

**Tenure – Freehold**

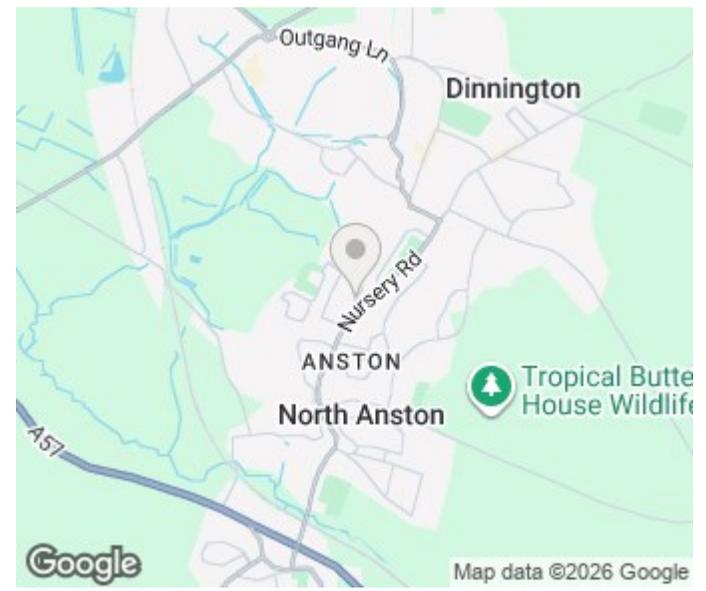




Total area: approx. 95.4 sq. metres (1027.4 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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