



## 45 CARSON AVENUE SHEFFIELD, S25 3QP

£325,000  
FREEHOLD

Guide Price £325,000 to £350,000

This property is **SIMPLY STUNNING!** It is beautifully decorated throughout and stands on a good sized plot. The property is convenient for local amenities including schools, shops and public transport facilities. The property is also convenient for the motorway network. Briefly comprising of ground floor - spacious lounge with media wall, separate dining room, entrance hall with stairs rising to the first floor, downstairs cloakroom and comprehensively fitted kitchen with wall and base units with complimentary work surfaces over. To the first floor are three good sized bedrooms, two having en suites and separate family bathroom. To the second floor are two bedrooms with Jack and Jill shower room. To the front of the property is a gated garden area and to the side a driveway leads to the detached brick built garage. There is ample off road parking for at least 3 cars. The rear garden is mainly laid to lawn with decked area, summer house and patio area which is perfect for entertaining. Fitted with alarm system and CCTV. HIVE Heating/water controls. **BOOK A VIEWING NOW DO NOT MISS OUT**

Kendra  
Jacob

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JBS Estates

# 45 CARSON AVENUE

• Guide Price £325,000 - £350,000 • Stands On A Good Sized Plot • Convenient For Local Amenities • Convenient For The Motorway Network • Two Reception Rooms And Fitted Kitchen • Five Bedrooms • Four Bathrooms • Driveway Leading To The Brick Built Garage • SIMPLY STUNNING THROUGHOUT • BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

With front door leading into the spacious entrance hall with stairs rising to the first floor accommodation. Central heating radiator.

## Lounge

Spacious lounge having window overlooking the front elevation and patio doors opening onto the rear garden. There is a media wall and two central heating radiators.

## Dining Room

With window overlooking the front elevation and central heating radiator.

## Kitchen

Comprehensively fitted kitchen with a range of wall and base units and complimentary work surfaces over. There are built in appliances to include double oven, gas hob and extractor above. There is a built in fridge, freezer and dish washer. Wine rack. There is plumbing for automatic washing machine and space for tumble dryer and spot lights to the ceiling. Patio doors open onto the rear garden and patio area.

## Downstairs Cloakroom

Fitted with a low flush WC, wash hand basin, central heating radiator and window overlooking the rear.

## First Floor Landing

Stairs rise to the first floor landing. Central heating radiator. Two storage cupboards one housing the hot water tank.

## Bedroom One

The master bedroom has fitted wardrobes, window

overlooking the front, central heating radiator and door leading into the en suite facilities.

## En Suite

Briefly comprising of double shower, half tiled walls, low flush WC and wash hand basin. Window.

## Bedroom Two

With fitted wardrobes, central heating radiator and window overlooking the front. A door leads into the en suite facilities.

## En Suite

With shower cubicle, wash hand basin and low flush WC. Spot lights to the ceiling and window overlooking the front.

## Bedroom Three

With fitted wardrobes, central heating radiator and window overlooking the rear.

## Family Bathroom

With panelled bath, wash hand basin and low flush WC. Central heating radiator and window.

## Second Floor Landing

Stairs rise to the second floor accommodation. Central heating radiator.

## Bedroom Four

With fitted wardrobes, window overlooking the front and side elevations, central heating radiator and access to the loft space. There is a door which leads into the Jack and Jill shower room.

### **Bedroom Five**

With fitted wardrobes, windows to the side and front elevations and central heating radiator. A door leads into the Jack and Jill shower room.

### **Jack And Jill Shower Room**

Having shower cubicle, low flush WC and wash hand basin. Half tiled walls and window.

### **Outside**

To the front of the property is a walled area with a path leading to the front door. A gate then leads onto the driveway which has off road parking for several vehicles and leads to the brick built garage. The garage has its own fuse board and has power and light connected. Outside tap. A further gate then leads onto the fully enclosed rear garden which is mainly laid to lawn, decked area, Summer house and patio area which is perfect for entertaining. The property is alarmed and has CCTV fitted.

## **45 CARSON AVENUE**





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## ADDITIONAL INFORMATION

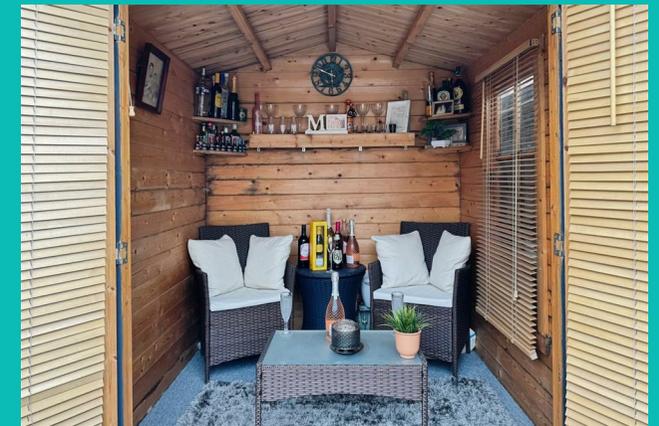
**Local Authority** – Rotherham MBC

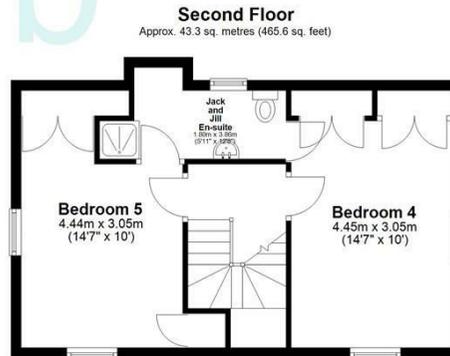
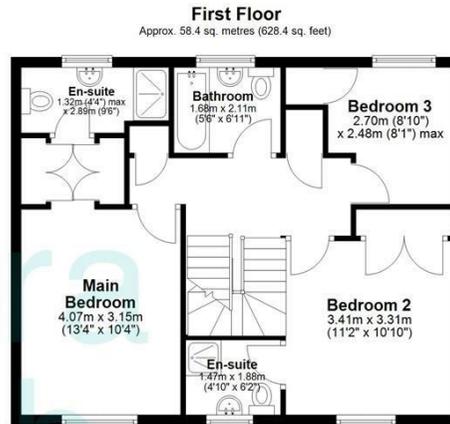
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1866.30 sq ft

**Tenure** – Freehold





Total area: approx. 173.4 sq. metres (1866.3 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>		77	84
(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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