key2g

ESTATE AGENTS

## Marketing Preview















**2 Kirkcroft Avenue, Killamarsh, Sheffield, S21 1GX**

**£450,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**




















A unique opportunity to purchase this immaculately presented, detached four-bedroom bungalow, offering stunning accommodation throughout. The property features a beautiful open-plan kitchen, dining and living area, four well-proportioned bedrooms, a modern en-suite and family bathroom, together with a separate utility room. Externally, there is an enclosed, low-maintenance garden and ample off-road parking. An internal viewing is highly recommended to fully appreciate all this property has to offer.

## SUMMARY

A unique opportunity to purchase this immaculately presented, detached four-bedroom bungalow, offering stunning accommodation throughout. The property features a beautiful open-plan kitchen, dining and living area, four well-proportioned bedrooms, a modern en-suite and family bathroom, together with a separate utility room. Externally, there is an enclosed, low-maintenance garden and ample off-road parking. An internal viewing is highly recommended to fully appreciate all this property has to offer.

Entrance is via a welcoming hallway featuring storage, coat hooks and a sliding door leading into the open-plan kitchen/diner/living area. The kitchen is fitted with ample wall and base units, a Belfast sink, built-in double oven, hob and extractor fan, fridge/freezer and breakfast bar. Sliding doors provide access to the rear, with a further door leading to the utility room. The lounge area is beautifully presented, featuring a feature wall and bi-folding doors opening onto the rear garden, with access to the hallway and master bedroom. The separate utility room benefits from a Belfast sink, integrated freezer, space for a washing machine and tumble dryer, and a door to the side. The master bedroom is a generous size, featuring a floor-to-ceiling window, additional large window and dressing area, with access to a modern en-suite comprising a shower, WC and wash basin. Bedroom two is a good-sized room with a front-facing window, whilst bedroom three is a double bedroom, also with a front-facing window. Bedroom four is currently utilised as an office and benefits from a front-facing window. Completing the accommodation is a stunning family bathroom fitted with a bath, WC and feature wash basin.

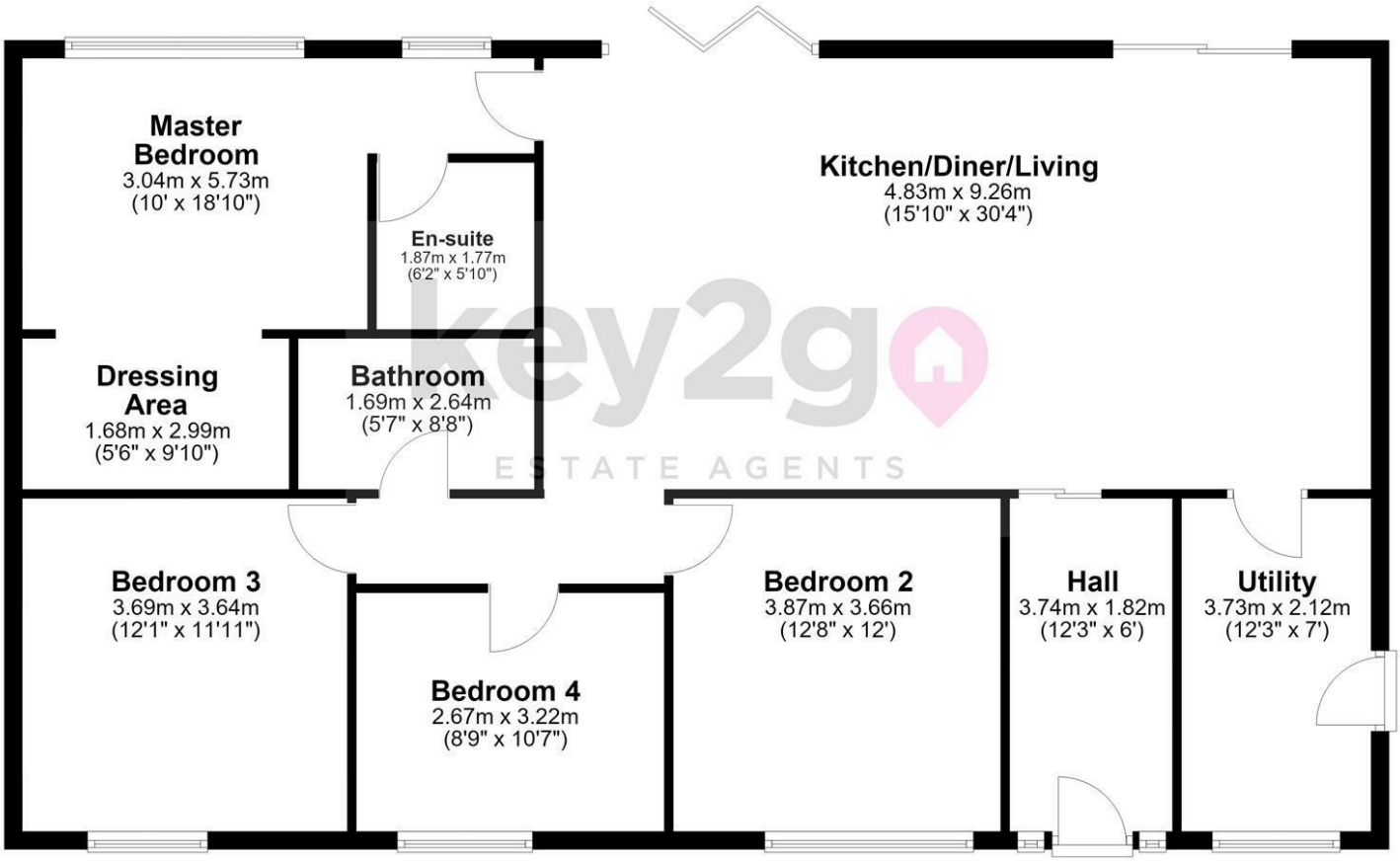
To the rear is a beautifully presented, good-sized, low-maintenance garden featuring a patio area with pergola, steps leading up to a decked area and artificial lawn, with further steps leading to an additional patio area and summer house. To the front, the property benefits from ample off-road parking for multiple vehicles.

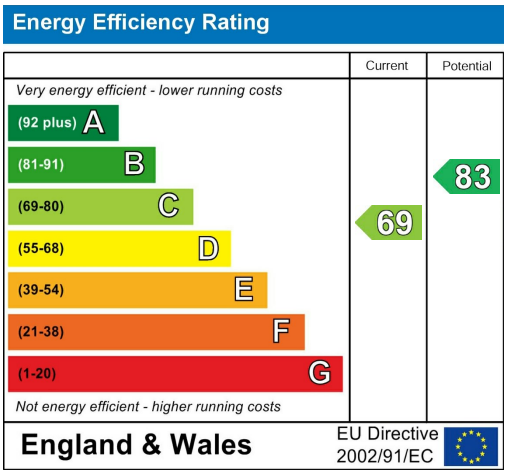
## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor







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