

## Marketing Preview

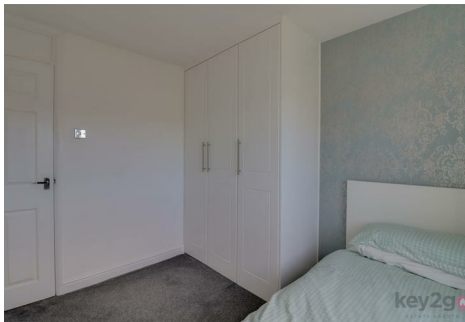


**10 Ashdown Gardens, Sothall, Sheffield, S20 2GR**

**£325,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**





**NO CHAIN!!!** A fantastic opportunity to purchase this modern throughout and beautifully presented four-bedroom detached property, situated on a quiet cul-de-sac. The home offers three reception rooms, a master bedroom with an en-suite, and a modern kitchen. Outside, the property benefits from an enclosed rear garden and off-road parking. Ideally located close to local amenities, schools, and excellent transport links to Sheffield, Chesterfield, and the M1 motorway. Crystal Peaks and Drakehouse Retail Park are also nearby. This is a perfect family home, ready to move into!

## SUMMARY

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Enter through a useful porch into the welcoming lounge, which features a fire, a front-facing window, and stairs rising to the first floor. The lounge flows seamlessly into the dining room, creating an ideal space for entertaining. The dining room benefits from double doors opening onto the rear garden and is open plan to the kitchen. The kitchen is beautifully presented and fitted with a range of wall and base units, an oven, hob, and extractor fan, with space for a full-height fridge/freezer. A door provides direct access to the rear garden. An additional snug or sitting room offers a versatile extra living space, complete with a front-facing window.

Stairs rise to the first floor landing, with doors leading to four bedrooms, the family bathroom, and a useful storage cupboard. Bedroom one is a double room, complete with fitted wardrobes and access to the en-suite, which is fitted with a WC, wash basin, and shower cubicle. Bedroom two is a generous double bedroom with fitted storage and a front-facing window. Bedroom three is a small double or generously sized single bedroom, featuring fitted wardrobes and a rear-facing window. Bedroom four is a good-sized single bedroom with a window overlooking the rear garden. The family bathroom is fitted with a wash basin, WC, and a bath.

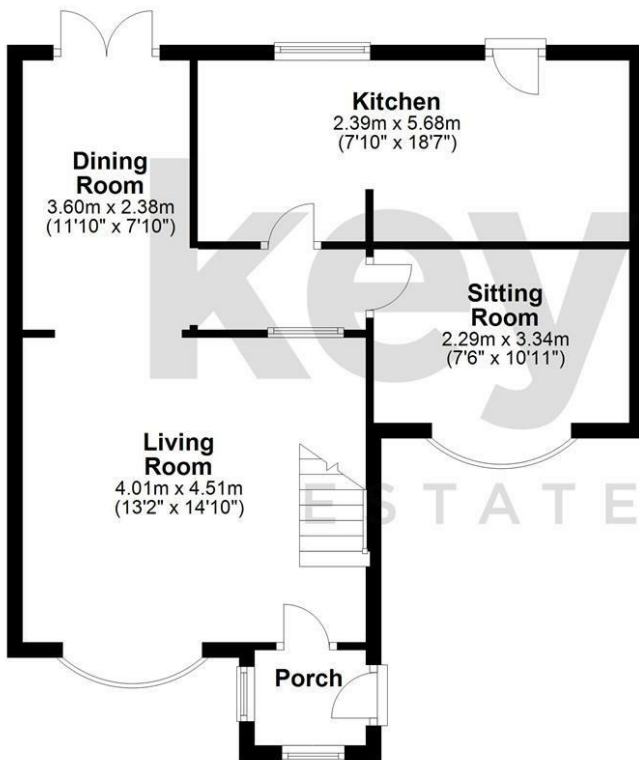
To the front of the property is a block-paved driveway providing off-road parking, with hedging defining the boundaries. To the rear is a private, enclosed garden featuring a spacious patio area and a well-maintained lawn. Slate chippings border the edges, with a combination of hedging and fencing enclosing the space. The garden also benefits from a storage shed and a gate providing access to the front of the property.

## PROPERTY DETAILS

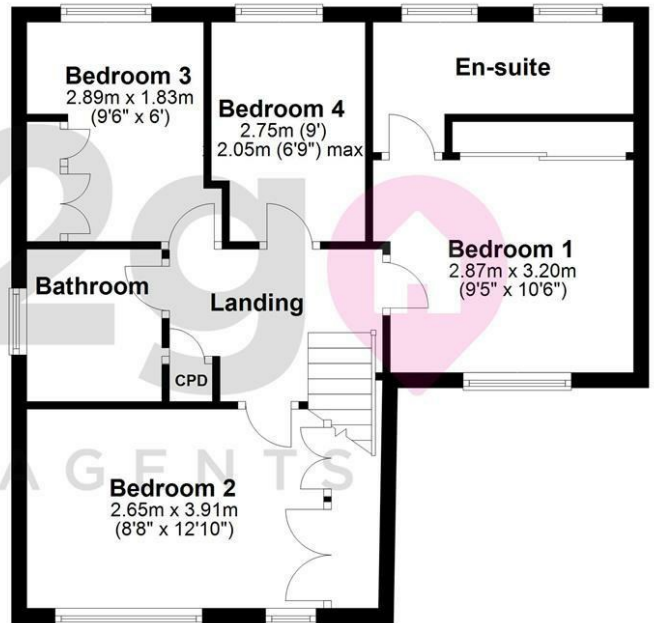
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

## Ground Floor



## First Floor



Total area: approx. 105.8 sq. metres (1138.9 sq. feet)

## 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>                            | 73                      | 79        |
| (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 |           |



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