



14 Brook Green, Hackenthorpe
£365,000





14 Brook Green

Hackenthorpe, Sheffield

Spacious four-bed detached in sought-after cul-de-sac. En suite, garage, gardens to rear and side, spacious kitchen, close to schools, transport, and Crystal Peaks. Ideal for stylish family living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FOUR BEDROOM DETACHED HOUSE
- GENEROUS LOUNGE WITH TWIN WINDOWS
- KITCHEN / BREAKFAST ROOM WITH PLENTY OF UNITS AND SPACE FOR A TABLE & CHAIRS SET
- SEPARATE DINING ROOM WITH PATIO DOOR TO REAR GARDEN
- DOWNSTAIRS WC
- EN SUITE TO MAIN BEDROOM
- LOVELY CUL DE SAC LOCATION WITH ACCESS TO SCHOOLS, TRANSPORT, CRYSTAL PEAKS SHOPPING CENTRE
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY LEADING TO SINGLE GARAGE WITH INTERNAL ACCESS



Hall

The front door leads you into the Hall which is decorated in modern colours and provides access to the Lounge, Kitchen / Breakfast room, Downstairs WC and the internal door to the garage.

Lounge

17' 2" x 10' 8" (5.22m x 3.24m)

The lounge is a generous size and provides a lovely room for relaxing with family and friends. The room is flooded with light through windows to twin aspects and the focal point of the room is the fire set within a lovely fire surround. Twin doors lead you to the formal dining room.

Dining Room

10' 0" x 10' 8" (3.06m x 3.24m)

With a large patio sliding door to the rear garden patio area this formal dining room is a great addition, allowing you to entertain and allow access to the garden.

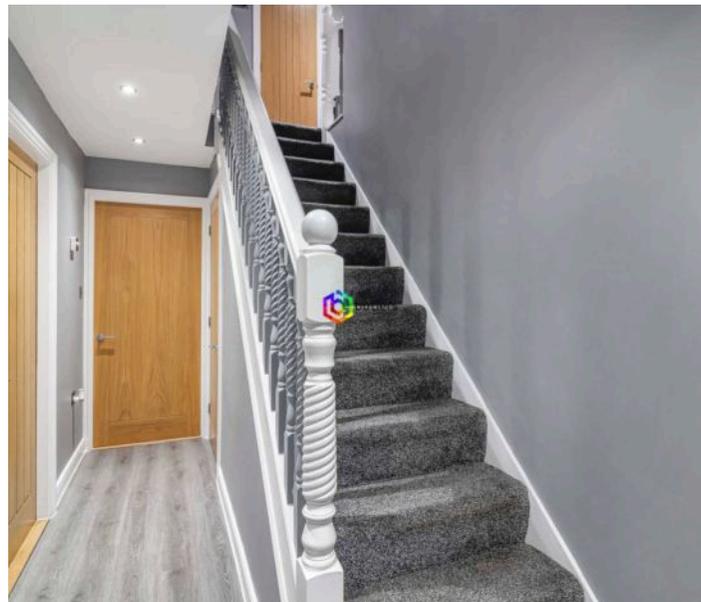
Kitchen / Breakfast Room

13' 0" x 15' 0" (3.97m x 4.57m)

The kitchen / Breakfast room is at the rear of the house and offers a great space for families imparticular. There are light oak units with contrasting black worksurfaces providing plenty of storage, then a single oven, hob and extractor allowing the chef to create great meals. The opposite side of the room has plenty of space for a dining table and chair set, along with the back door to the rear garden.

Wc

Recently modernised with grey brick style tiles to the walls, a white Wc and a rectangular white wash hand basin set in a vanity unit. A great addition for the growing family and guests alike.





Landing

The landing provides access to all bedrooms and the family bathroom. Decorated in modern colours to match the hall.

Bedroom One

14' 1" x 10' 8" (4.28m x 3.24m)

A great sized bedroom to unwind and recharge. With fitted wardrobes, a window to the front and access to the en-suite.

En-Suite

Modernised with a walk in shower, white Wc and a white wash hand basin on a vanity unit. All tiled in modern white tiling with a black glazed shower screen.

Bedroom Two

12' 1" x 11' 11" (3.69m x 3.62m)

This double bedroom is generous and provides a super space with a window to the front and fitted wardrobes.

Bedroom Three

13' 1" x 8' 5" (4.00m x 2.57m)

The third bedroom again a double is a good size with fitted wardrobes and a rear facing window.

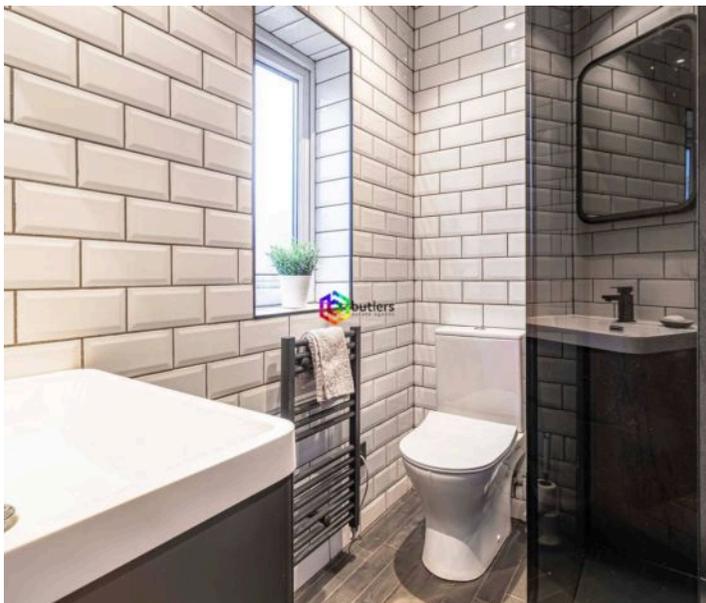
Bedroom Four

13' 0" x 9' 6" (3.97m x 2.89m)

Take a look at the dimensions of this fourth bedroom, everyone should be pleased with the size of their bedroom in this house. There is a rear facing window.

Bathroom

Modernised with a white bath to enjoy a soak and relax. There is a white wash hand basin on a pedestal and a white WC beneath the rear facing window.





GARDEN

The front garden is a lawned area adjacent to the driveway and provides some greenery to the front of the house. The enclosed rear garden is a fantastic space for play or entertaining guests. The astro turf lawn provides an all-year-round colour whilst being practical and low-maintenance. Shrubbery to the rear complements the patio seating area, which leads to the side garden, which is a hidden gem providing a space for relaxation away from it all.

GARAGE

Single Garage

The garage has parking for one vehicle.

DRIVEWAY

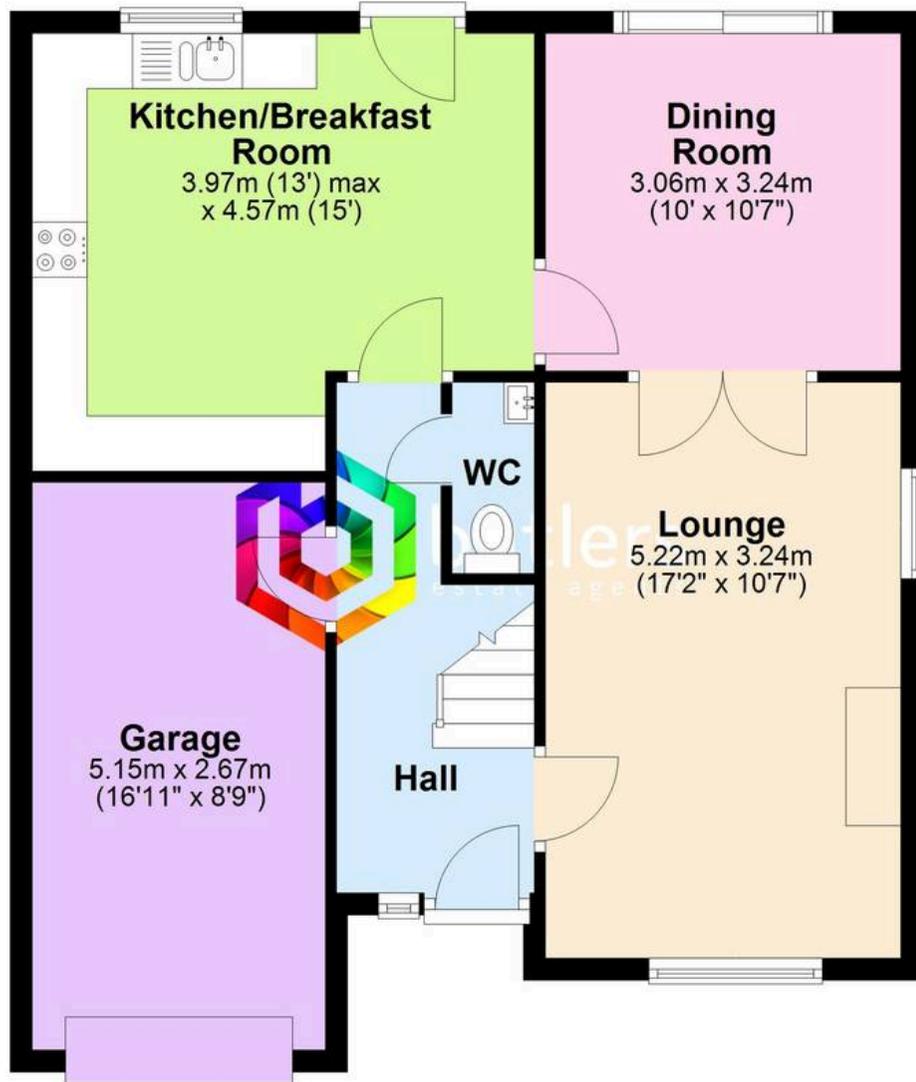
2 Parking Spaces

The block paved driveway has parking for at least two cars.



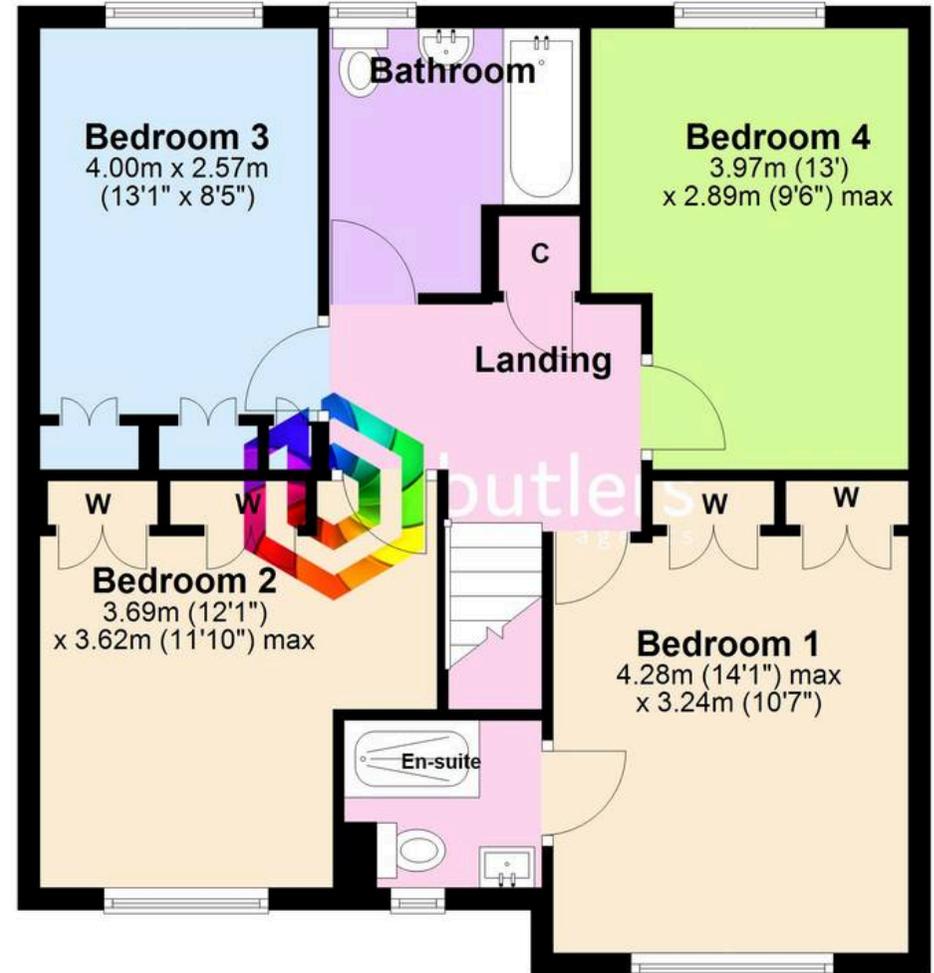
Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



First Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



Total area: approx. 130.5 sq. metres (1405.2 sq. feet)



Butlers Estate Agents

Butlers Estate Agents Ltd, 60 High Street – S20 5AE

0114 247 4433 • info@butlers.co.uk • butlers.co.uk

