2 ACER CLOSE

SHEFFIELD, S25 5HL

£400,000

FREEHOLD

Simply Stunning — Move Straight In

Sometimes you walk into a property and just know. This is one of those homes.

Immaculately presented throughout, this stunning property is ready for the new owner to simply move straight in, with nothing to do but unpack and enjoy.The spacious entrance hall sets the tone, leading through to a cosy lounge featuring a beautiful marble Adam-style fireplace and hearth with an electric fire, creating a warm and inviting focal point.The superb luxury kitchen is a real highlight, offering a comprehensive range of wall and base units, complemented by Quartz work surfaces and a Belfast sink. A selection of integrated appliances includes a dishwasher, fridge, freezer and double oven. The adjoining utility area benefits from matching units, providing excellent additional storage and practicality.There are three bedrooms, although one is currently being utilised as a stylish dining room, offering flexibility to suit a variety of lifestyles and requirements.The family bathroom is finished to a high standard, featuring a quality four-piece suite comprising a separate shower, panelled bath, vanity unit and low-flush WC. Attractive patterned tiling completes this beautifully appointed room.Outside, the property benefits from a block-paved driveway with an electric vehicle charging point. Both the front and rear gardens also have electric power, adding further convenience. There are patio areas which are perfect for entertaining.A truly exceptional home that needs to be seen to be fully appreciated. Simply stunning, beautifully presented and ready to move straight into. BOOK A VIEWING NOW - DO NOT MISS OUT

Kendra Jacob

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2, SHEFFIELD

• Ready To Move Into • Stunning 2/3 Bedroomed Detached Bungalow • Extensive Driveway Leading To Garage • Superb Luxury Kitchen And Utility Room • Luxury Bathroom With Four Piece Suite • Close To Local Amenities • Convenient For The Motorway Network • Close To Open Countryside • SOLAR PANELS WHICH ARE OWNED BY THE CURRENT OWNER • BOOK A VIEWING NOW - DO NOT MISS OUT

Entrance Hall

A composite door to the side of the property leads into the spacious and beautifully decorated entrance hall. Central heating radiator.

Lounge

The focal point of this room is the marble Adam style fireplace and hearth with electric fire inset. There is a window overlooking the front, there is a window to the side allowing extra natural light. Central heating radiator.

Kitchen

This luxury kitchen is something every owner would want. It has an array of wall and base units with complimentary Quartz work surfaces over. There are integrated appliances to include double oven, AEG induction hob, extractor fan, integrated fridge freezer and integrated dish washer. There is Belfast sink with mixer tap and useful storage cupboard. A door leads out onto the front of the property. Access to the loft space.

Utility Room

With matching units comprising of wall and base units with Quartz work surfaces, plumbing for automatic washing machine, spot lights to the ceiling, a door leads out onto the rear garden and has a central heating radiator.

Bedroom One

With window overlooking the rear garden and having central heating radiator.

Bedroom Two

With window overlooking the front and central heating radiator.

Bedroom Three/Dining Room

This room is currently used as a dining room but is very versatile and could be used as bedroom three. There are patio doors leading out onto the patio area and rear garden, having shutters for that extra privacy. A window overlooks the rear garden and has a central heating radiator.

Family Bathroom

A stunning bathroom with four piece suite comprising of tiled bath, vanity wash hand basin and low flush WC. The shower cubicle area has a floral decorative tile which is simply stunning. There are spot lights to the ceiling, half tiled walls, two windows to the side elevation, again allowing in extra natural light, tiled flooring and heated towel rail.

Outside

To the front of the property is an extensive block paved driveway which allows off road parking for several vehicles. The driveway leads to the garage which has an electric door. To the rear garden there are patio areas which are perfect for entertaining and an area of lawned garden. There are electric sockets to the front and rear elevations and an electric car charger installed, as well as an outside tap to the front and rear. The property also has the added benefit of SOLAR PANELS with batteries, which are owned by the current owner.

2, SHEFFIELD

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

Council Tax – Band D

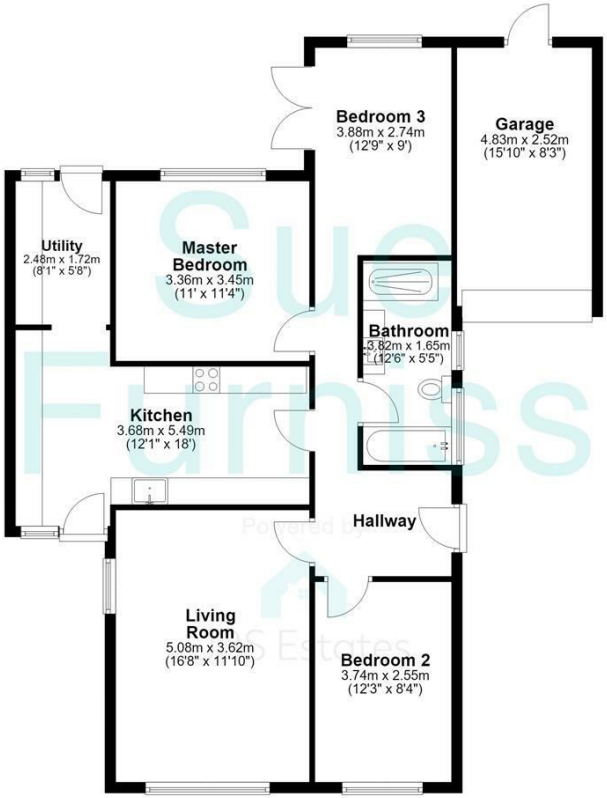
Viewings – By Appointment Only

Floor Area – 1094.60 sq ft

Tenure – Freehold

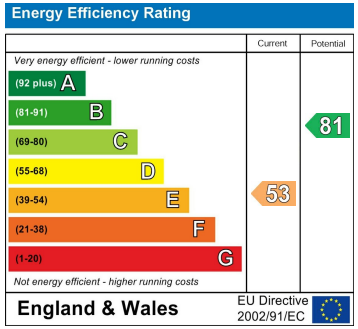
Ground Floor

Approx. 101.7 sq. metres (1094.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 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.



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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