

## Marketing Preview



**7 Farm View Close, Hackenthorpe, Sheffield, S12 4JF**

**£425,000**

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



A fantastic opportunity to purchase this beautifully presented four double bedroom detached property, occupying a corner plot with a generous rear garden with the space to extend with the necessary permissions. Finished to a high standard throughout, the property benefits from a stylish kitchen/diner, a downstairs W/C, and a spacious master bedroom with an en-suite. Further benefits include off-road parking, a double garage, and excellent family living accommodation, making this the perfect family home.

## SUMMARY

A fantastic opportunity to purchase this beautifully presented four double bedroom detached property, occupying a corner plot with a generous rear garden with the space to extend with the necessary permissions. Finished to a high standard throughout, the property benefits from a stylish kitchen/diner, a downstairs W/C, and a spacious master bedroom with an en-suite. Further benefits include off-road parking, a double garage, and excellent family living accommodation, making this the perfect family home.

Enter into the welcoming and spacious hallway with stairs rising to the first floor, a large understairs storage cupboard, and doors leading to the lounge, kitchen/diner, and downstairs W/C. The downstairs W/C is modern, fitted with floor-to-ceiling tiling, a wash basin, W/C, tiled flooring, and spotlights. The lounge is a spacious reception room with wood flooring, a large bay window, and access to the conservatory. The modern, stylish open-plan kitchen/diner is fitted with ample wall and base units, contrasting worktops, a central island, and integrated appliances. There is space for dining, windows creating a light space, and a door leading to the rear garden.

Stairs rise to the spacious first-floor landing. Bedroom one is a generous double bedroom with a walk-in wardrobe, en-suite, neutral décor, and a window. The en-suite is fitted with a walk-in shower, wash basin with storage unit, W/C, and a window. Bedroom two is a double bedroom with fitted wardrobes, carpeted flooring, and a window. Bedroom three is a further double bedroom with carpeted flooring and a window. Bedroom four is a single bedroom benefiting from fitted wardrobes with sliding doors, carpeted flooring, and a window. Completing the accommodation is the modern and stylish family bathroom, fitted with a bath with shower over, wash basin, W/C, tiled walls, and spotlights.

To the front of the property is a private, low-maintenance frontage with a driveway providing off-road parking for two vehicles, access to the double garage, and a pathway leading to the entrance. The generous rear garden is private, enclosed, and well presented, and benefits from an outbuilding which is currently being used as a bar.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Total area: approx. 156.6 sq. metres (1685.1 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>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 62                                                                                                          | 72        |
| (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  |           |

