



if you wish to arrange a viewing appointment for this property or require further information.

Please contact our Sheffield Office on 01462 814087



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Entrance Hall
Entrance door and window to front, understairs storage cupboard, wood effect flooring, radiator, stairs leading to first floor.

Cloakroom
White suite comprising of low level w.c, wash hand basin, radiator, window to side.

Lounge
17'4" x 12'8"
uPVC window to the front, feature fireplace, radiator, double doors into kitchen/diner.

Kitchen / diner
18'11" x 10'9"
A well fitted kitchen with a range of base and eye level units with granite top work surfaces, inset butler sink with mixer tap, central island with integrated hob with extractor hood over, integrated eye level oven and combi oven, integrated dishwasher, two integrated fridges and a freezer, window to rear, door to side, French doors to garden.

Landing
Window to side, access to loft space, airing cupboard housing hot water tank, separate storage cupboard.

Bedroom One
10'10" x 10'5"
Window to front, radiator, fitted double wardrobe, door to:-



En-suite
White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin in vanity unit, fully tiled walls, tiled floor, radiator.

Bedroom Two
10'10" x 8'8"
Window to rear, radiator.

Bedroom Three
8'8" x 7'10"
Window to rear, radiator.

Bedroom Four
7'10" x 6'5"
Window to front, radiator.

Bathroom
White suite comprising of panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator, window to side.

Front Garden
Block paved driveway providing off road parking for three cars, path leading to front door rest laid to decorative stone, gated access to rear.

Rear Garden
Low maintenance, fully enclosed garden with paved patio area, decked area with composite decking rest laid to artificial lawn.

Garage
17'0" x 8'2"
Up and over door, power and light, personal door to side, eave storage space.

Agents Notes
Freehold
Council Tax Band F.

