Laurel Drive, Killamarsh, Sheffield, S21 1FZ

3 2 2 EPC C

£255,000

PINEWOOD

Laurel Drive
Killamarsh
Sheffield

S21 1FZ

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3 bedrooms
2 bathrooms
2 receptions

- 3 large bedrooms
- 2 modern bathrooms
- Stunning kitchen area
- 2 reception rooms
- Detached house
- Sought after Killamarsh area
- Great access to Rother Valley country park
- Spacious with modern fittings
- 2 tier garden - Driveway parking
- Freehold - Council Tax Band: C

Located in the sought-after area of Killamarsh, Sheffield, this delightful detached house on Laurel Drive offers a perfect blend of modern living and spacious comfort. Spanning an impressive 995 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is undoubtedly the stunning kitchen area, which features contemporary fittings that will surely impress any culinary enthusiast. With three generously sized bedrooms, this residence provides ample space for families or those seeking extra room for guests or a home office.

The property also includes two well-appointed bathrooms, ensuring convenience for all occupants. Outside, the two-tier garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun. Additionally, the driveway offers off-road parking, a valuable asset in this desirable location.

Residents will appreciate the great access to Rother Valley Country Park, perfect for leisurely walks, cycling, and enjoying nature. This home is not just a property; it is a lifestyle choice in a community that is both welcoming and vibrant. With its modern fittings and spacious layout, this house is a fantastic opportunity for anyone looking to settle in a charming area of Sheffield.

Kitchen

13'5" x 7'4" (4.10m x 2.24m)

The kitchen is thoughtfully laid out with modern dark cabinetry complemented by white countertops and a stylish white tiled splashback. Natural light fills the space from a window above the sink, enhancing the clean and contemporary feel. It opens directly into the dining area, which creates a welcoming spot for meals. The dining area is cosy with space for a dining table, all framed by soft green walls that contribute to a fresh and inviting atmosphere.

WC

3'2" x 7'4" (0.97m x 2.24m)

This cloakroom is compact yet practical, featuring a sleek toilet and a contemporary hand basin set against soft pink walls. A narrow window allows light in, while a modern heated towel rail adds both comfort and utility to the space.

Lounge

11'1" x 19'0" (3.37m x 5.79m)

The lounge offers a spacious and comfortable setting, dressed in neutral tones with soft carpeting and large sliding doors that bring in plenty of natural light and provide access to the garden. The room is easily accessible from the kitchen area making it a perfect space to relax and unwind. With ample space for lots of seating arrangements with the staircase leading to the first floor is also situated here, adding a sense of openness to the layout.

Utility Room

Unique utility room featuring built in countertops, adding to the already great storage capacity of the property, with a great space for laundry and anything else you may want to use this space for.

Bathroom

9'3" x 8'5" (2.83m x 2.56m)

The bathroom is modern and well-appointed, featuring fully tiled walls and floor in light tones that create a bright, clean environment. It includes a bathtub with a glass shower screen and chrome fixtures, alongside a sleek WC and vanity unit. A window allows natural light while maintaining privacy, and subtle lighting adds to the contemporary feel.

Bedroom 1

14'4" x 10'7" (4.36m x 3.23m)

Bedroom 1 is a spacious and restful retreat decorated in soft green tones and featuring a large window that fills the room with light. It offers ample storage with built-in wardrobes and has the convenience of an ensuite bathroom. The ensuite is equipped with a walk-in shower, modern fixtures, and a neutral palette, creating a private and serene space.

GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.

1ST FLOOR
45.0 sq.m. (484 sq.ft.) approx.

TOTAL FLOOR AREA : 92.4 sq.m. (995 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom 2

11'3" x 10'3" (3.42m x 3.13m)

Bedroom 2 features a striking navy blue accent wall that contrasts with the lighter colours elsewhere in the room. It is comfortably sized with a window providing natural light and is furnished with bedroom essentials including a bed, wardrobe, and chest of drawers, creating a welcoming space for rest or study.

Bedroom 3

8'1" x 8'6" (2.47m x 2.60m)

This bedroom is cosily sized and finished with a blue accent wall behind the bed, paired with light carpeting and practical furniture including a desk and storage space. The window allows plenty of daylight, making it a bright and appealing room for a child or guest.

Rear Garden

The rear garden offers a well-maintained and practical outdoor space. It features a paved patio area ideal for seating and entertaining, alongside a raised section with artificial grass that provides a low-maintenance play or relaxation area. The garden is fully enclosed with timber fencing and benefits from direct access from the lounge, creating a seamless indoor-outdoor flow.

GENERAL INFORMATION

Council Tax Band: C
Total Floor Area: 995 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating
Driveway

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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