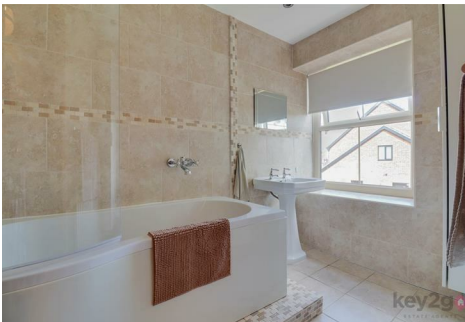


## Marketing Preview



**29 Main Road, Renishaw, Sheffield, S21 3UX**

**£400,000**

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



A viewing is a must to appreciate this stunning four-bedroom property, which is beautifully presented throughout and ready to move into. Fully renovated by the current owners, the property offers a charming cottage feel alongside a stunning kitchen/diner, large lounge, ample storage and separate bathroom and WC. Externally, there is an enclosed rear garden and off-road parking. Situated in a popular location, the property is ideally placed for road links to Sheffield, Chesterfield and the M1 motorway, as well as being close to local amenities and schools. A perfect family home!

## SUMMARY

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Enter into the bright and welcoming hallway, with doors leading to the kitchen/diner, lounge, understairs storage/cellar head and a further door to the rear garden. The large kitchen/diner is stunning and beautifully presented, featuring ample base units, a double oven and hob, breakfast bar, space for an American-style fridge/freezer, an alcove wall feature, seating beneath the window and beams to the ceiling. Patio doors provide access to the rear garden. The lounge is a large reception room with a feature fireplace housing a log burner, window to the front and patio doors leading to the rear.

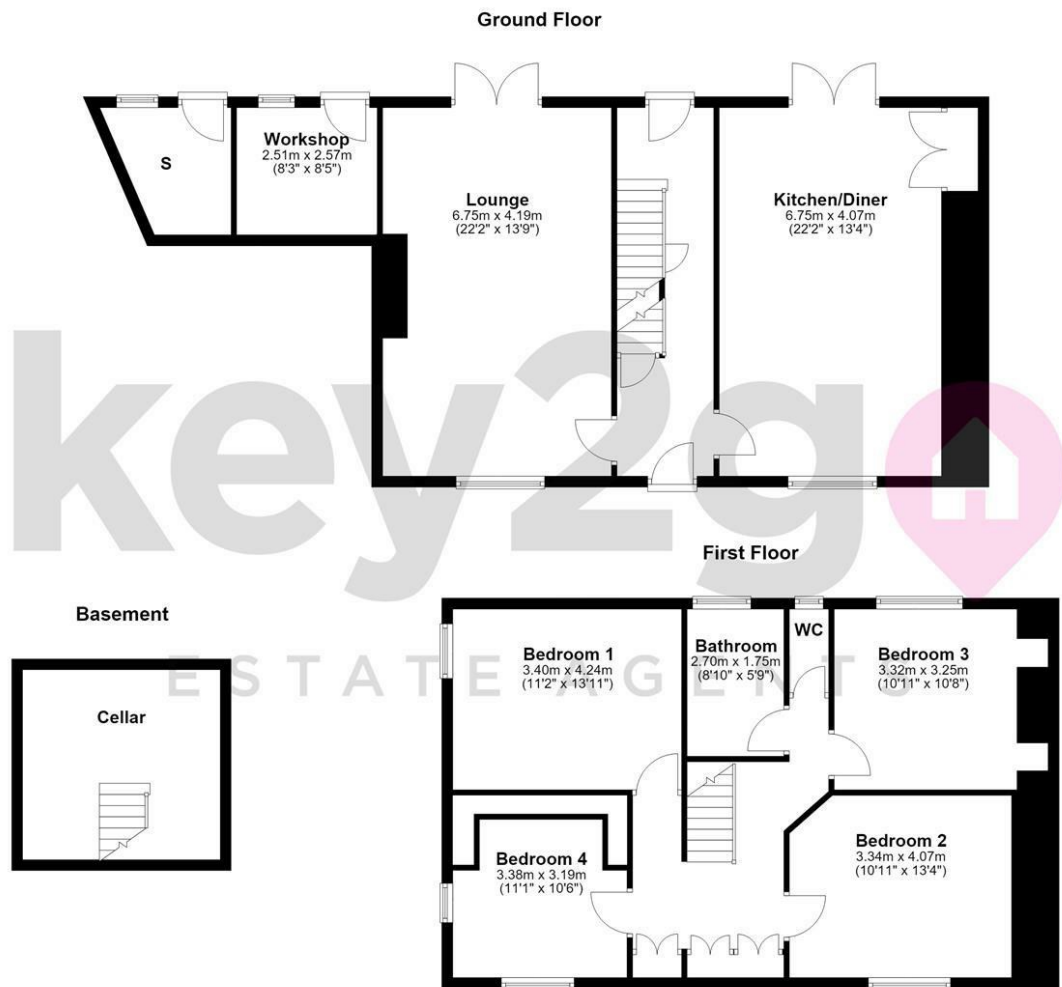
Stairs rise to the spacious first-floor landing, which has built-in storage and doors leading to the four bedrooms, bathroom and separate WC. Bedroom one is a generous-sized double bedroom with a window to the side. Bedroom two is also a generous-sized double bedroom with a window to the front. Bedroom three is a double bedroom with a window to the rear and an alcove wall feature, while bedroom four is a single bedroom with fitted wardrobes and two windows.

To the front of the property is a gated and walled garden with lawn. To the side of the property is a driveway providing off-road parking for three cars, with scope to accommodate a fourth vehicle. The rear garden is well maintained, generously sized and enclosed, featuring a patio area, steps down to a lawn and a further patio area, all enclosed by fencing and walls.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Total area: approx. 171.7 sq. metres (1848.5 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>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | <b>57</b>                                                                                                   | <b>73</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

