







44 Batworth Drive

Sheffield • South Yorkshire • S5 8XX

Guide Price £180,000 - £190,000

A well-presented and spacious three-bedroom semi-detached family home, occupying a desirable position at the end of a quiet cul-de-sac on Batworth Drive. The property offers generous and versatile accommodation, a driveway providing off-street parking, an attractive multi-level rear garden and excellent potential to extend or further develop, subject to the necessary planning consents. Offered to the market with no onward chain, this is an appealing opportunity for families, first-time buyers and those looking to create a home to suit their individual needs. The property is entered via a useful front porch, leading into the welcoming hallway with handy understairs storage. The principal living space is a particularly light and airy open-plan living and dining area, enjoying dual-aspect windows and plenty of natural light. The living area features an attractive bay window to the front, while French doors to the rear open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. The room is neutrally decorated and benefits from fitted carpeting, with a focal feature fireplace comprising a tiled hearth and attractive oak mantle. The fitted kitchen is well equipped with solid wooden worktops, an integrated fridge freezer and dishwasher, while the window provides pleasant views across the rear garden. The first floor provides three well-proportioned bedrooms. The two main bedrooms are both generous double rooms, enjoying good natural light, attractive garden views and extensive full-length fitted wardrobe storage. The third bedroom is also a generous space, benefiting from a useful side window and overhead storage. Completing the accommodation is a modern shower room, partially tiled and fitted with a contemporary suite including a vanity wash hand basin and WC. Externally, the property benefits from off-street parking and a sunken front garden with low-maintenance artificial lawn. To the rear is a particularly attractive and established garden arranged over several levels. Immediately adjoining the property is a generous decked patio, leading onto a further hardstanding area with colourful planted borders. A gate and steps lead down through the garden to two additional levels, one incorporating a shed and greenhouse, before continuing to the lower lawn, which is enclosed by established hedging and offers a good degree of privacy. The garden provides a variety of spaces for outdoor dining, entertaining and enjoying the garden throughout the year, while also offering considerable potential for those wishing to further enhance the outdoor space. Batworth Drive is situated within the S5 area of Sheffield, with a range of local shops, schools, amenities and recreational facilities available nearby. The area benefits from regular public transport connections providing access towards Sheffield city centre and surrounding areas, while the property's position within a residential cul-de-sac provides a quieter setting away from main roads.





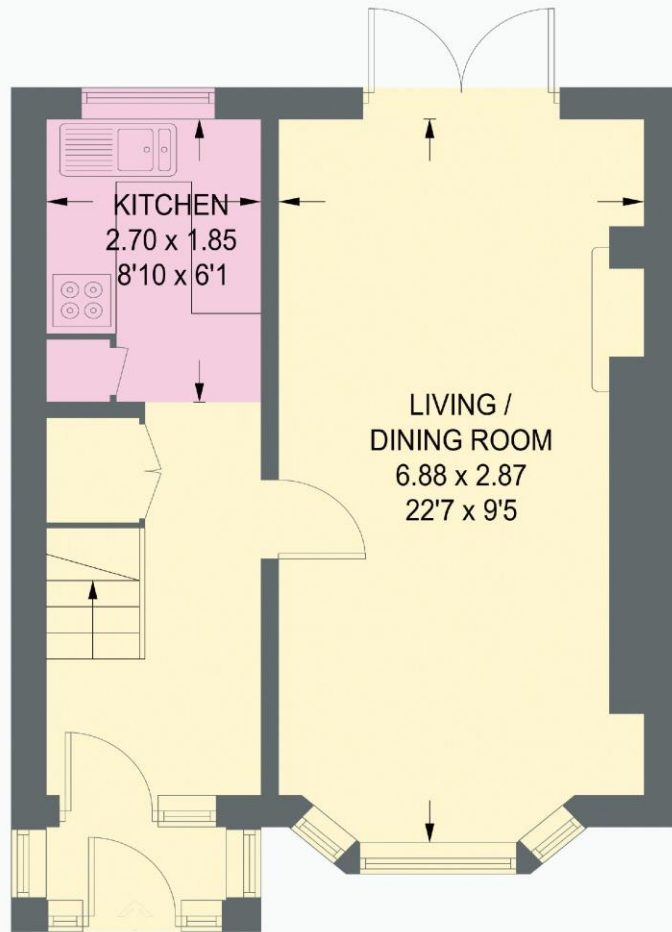
- Semi Detached Family Home in S5
- 3 Bedrooms & Modern Shower Room
- Quiet Cul De Sac Location
- Light & Airy Accommodation
- Potential To Extend / Develop
- Combination Boiler & Double Glazing
- Spacious Multi Level Rear Garden
- Off Street Parking
- Freehold & No Onward Chain
- Council Tax Band B, EPC Rating TBC



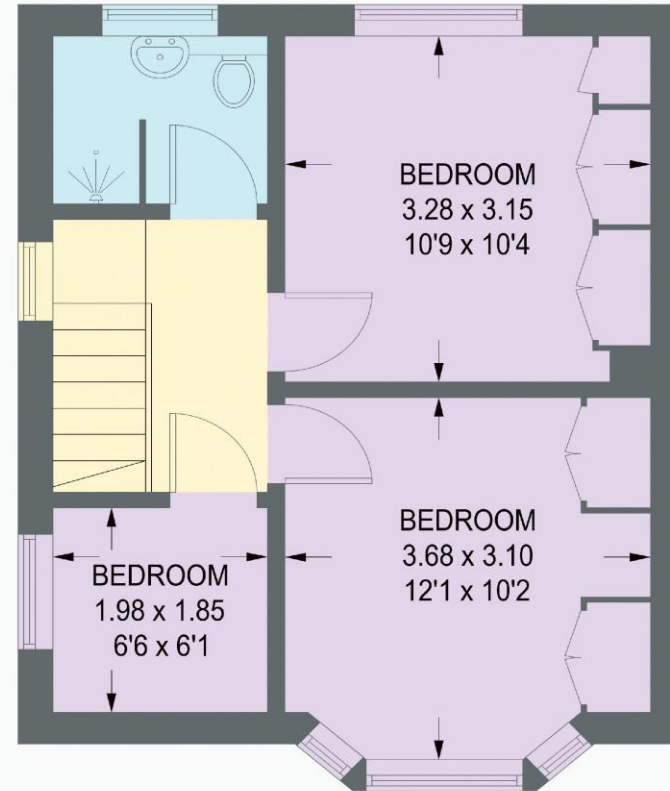


44 BATWORTH DRIVE

APPROXIMATE GROSS INTERNAL AREA = 70.0 SQ M / 753 SQ FT



IN
GROUND FLOOR
36.0 SQ M / 387 SQ FT



FIRST FLOOR
34.0 SQ M / 366 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale.



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