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ESTATE AGENTS

Marketing Preview















3 Old Cottage Close, Woodhouse, Sheffield, S13 7RJ

£390,000

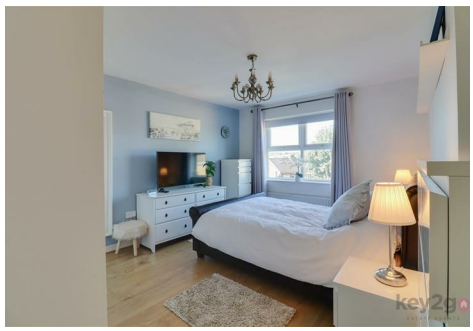
Bedrooms 4, Bathrooms 3, Reception Rooms 2

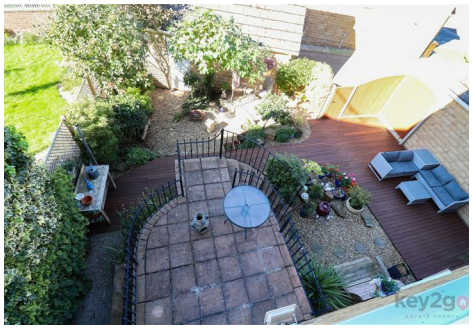






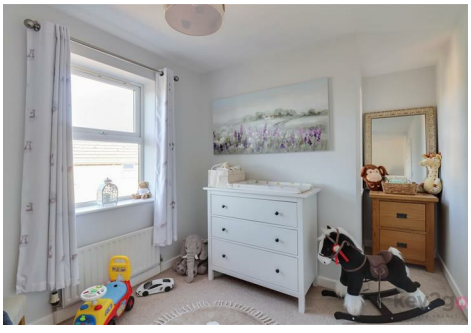










** GUIDE PRICE £390,000 - £400,00** GUIDE PRICE A VIEWING IS A MUST! A unique opportunity to purchase this beautifully presented four-bedroom detached family home, situated on a quiet road within a popular residential area. Ready to move into and immaculately presented throughout. The ground floor comprises a welcoming entrance, study, modern kitchen/diner, stunning lounge and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms, including a generous master bedroom with en-suite, together with a modern family bathroom. Externally, the property benefits from an enclosed rear garden, a larger-than-average double garage and off-road parking. Ideally located close to a range of local amenities, with excellent road links to Sheffield City Centre and Rotherham. This is a fantastic family home and an internal viewing is highly recommended to fully appreciate what this property has to offer.

SUMMARY

** GUIDE PRICE £390,000 - £400,00** GUIDE PRICE A VIEWING IS A MUST! A unique opportunity to purchase this beautifully presented four-bedroom detached family home, situated on a quiet road within a popular residential area. Ready to move into and immaculately presented throughout. The ground floor comprises a welcoming entrance, study, modern kitchen/diner, stunning lounge and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms, including a generous master bedroom with en-suite, together with a modern family bathroom. Externally, the property benefits from an enclosed rear garden, a larger-than-average double garage and off-road parking. Ideally located close to a range of local amenities, with excellent road links to Sheffield City Centre and Rotherham. This is a fantastic family home and an internal viewing is highly recommended to fully appreciate what this property has to offer.

The property is entered via a spacious and welcoming entrance hallway, with stairs rising to the first floor and doors leading to the study, lounge/diner, kitchen/diner and downstairs WC. The study provides a useful additional space and benefits from a storage cupboard and window. The generously sized and beautifully presented lounge/diner features patio doors opening onto the rear garden, an electric fire and steps leading up to double doors opening into the kitchen/diner. The dining/extra living area is a good size, with a window providing natural light and steps leading down into the kitchen. The modern fitted kitchen comprises a range of wall and base units, a range cooker with extractor fan, dishwasher and washing machine, together with space for an American-style fridge/freezer. There is also a useful pop-up power socket and a door providing access to the front of the property. Completing the ground floor is a generously sized downstairs WC, featuring a window, WC and wash basin.

Stairs rise to a spacious first-floor landing, with doors leading to four double bedrooms and the family bathroom. Bedroom one is a generously sized double bedroom, featuring fitted wardrobes and a door leading to the en-suite. The modern en-suite comprises a shower cubicle, WC and wash basin. Bedroom two is a well-proportioned double bedroom with fitted wardrobes, a wash basin and a window. Bedroom three is also a good-sized double bedroom, benefiting from fitted wardrobes, a wash basin and a window. Bedroom four is a double bedroom with two windows, providing plenty of natural light. The modern family bathroom is fitted with a WC, wash basin and bath with both an overhead and handheld shower.

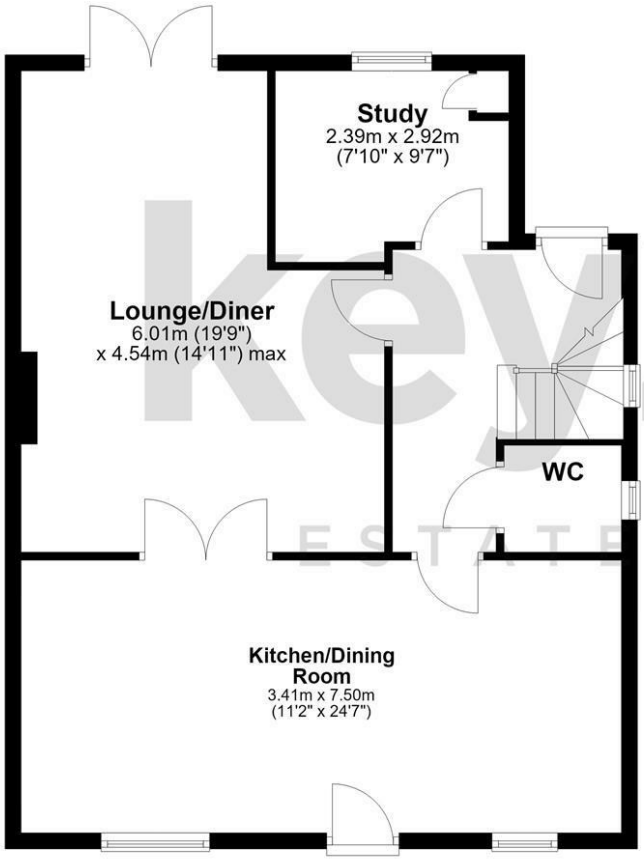
Externally, the property benefits from a patio area and attractive pebbled sections, with steps leading up to a further balcony/patio area. Stepping stones provide access to the door leading into the larger-than-average double garage with an electric roller door. The outside space also benefits from external power points and water taps.

PROPERTY DETAILS

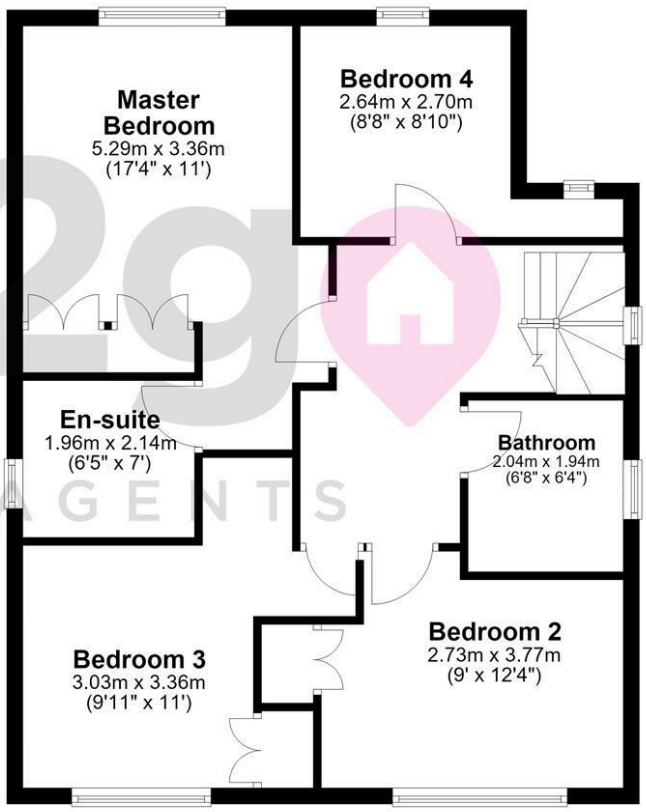
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

FOR MEASUREMENTS PLEASE SEE FLOORPLAN

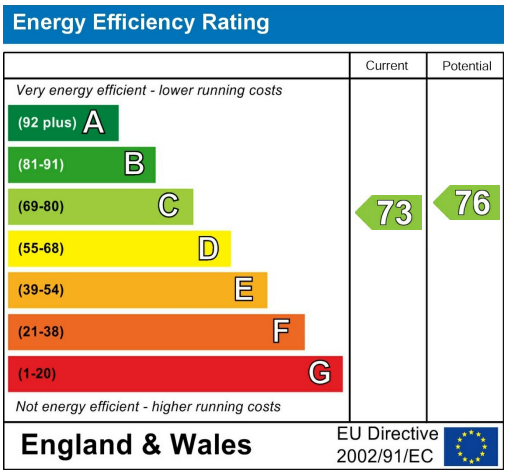
Ground Floor

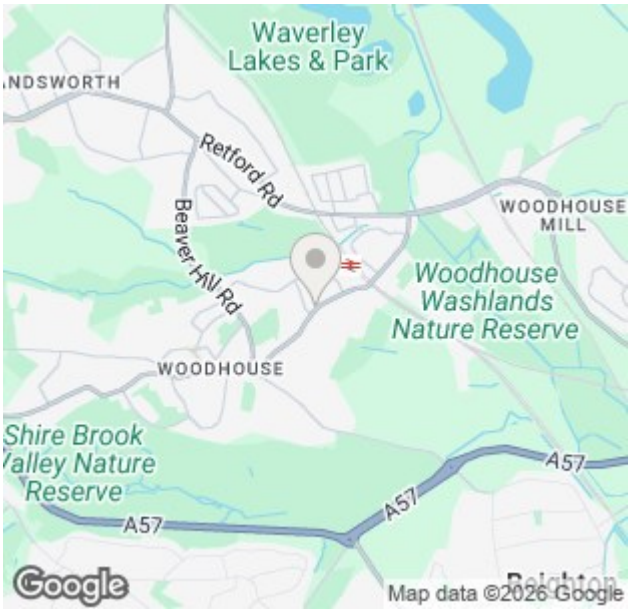


First Floor



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38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk