





2 Rothbury Close

Sothall • Sheffield • S20 2QG

Guide Price £300,000 to £325,000

Occupying a generous corner plot on a quiet cul-de-sac, this superb four-bedroom family home with 2 generous reception rooms in popular Sothall offers flexible living space, wraparound enclosed garden, a generous driveway and exciting potential to extend or further develop (subject to necessary consents). A brand new composite front door opens into a stylish tiled entrance hall, creating a fantastic first impression and offering useful under stairs storage, a downstairs WC and internal access to the integral garage, which currently provides additional utility space and scope for conversion if desired. To the rear is a light, airy and spacious open plan living/dining area, presented in warm, cosy tones with French doors opening onto a decked terrace overlooking the garden, perfect for indoor-outdoor living. The modern kitchen has been recently installed and features gloss units, wood-effect worktops, tiled splashbacks and a range of integrated appliances. From here, a stable door leads into a superb and versatile snug/garden room, complete with log burner and lovely garden views, an ideal second sitting room, playroom or entertaining space. Upstairs, there are three good-sized double bedrooms and a further single bedroom/study, all presented in neutral décor with complementary flooring. The family bathroom is stylishly finished, offering a bath, walk-in rainfall shower and contemporary tiling. Externally, the property truly stands out. A generous driveway provides off-road parking for multiple vehicles and leads to the integral garage, offering further development potential if required. The private wraparound garden is enclosed and designed for low maintenance, featuring a decked patio area, attractive planting with palm trees, and a summer house and bar/shed, perfect for entertaining. There is also a dropped kerb in place should a future owner wish to create an additional driveway. Rothbury Close is a quiet residential cul-de-sac in the popular Sothall area of S20, well regarded for its family-friendly feel and convenient access to local schools, shops and amenities. The property is well positioned for Crystal Peaks Shopping Centre, Rother Valley Country Park and excellent transport links, including the Supertram and easy access to the M1 motorway, making it ideal for commuters and growing families alike. The owner of this property is related to a Haus employee.

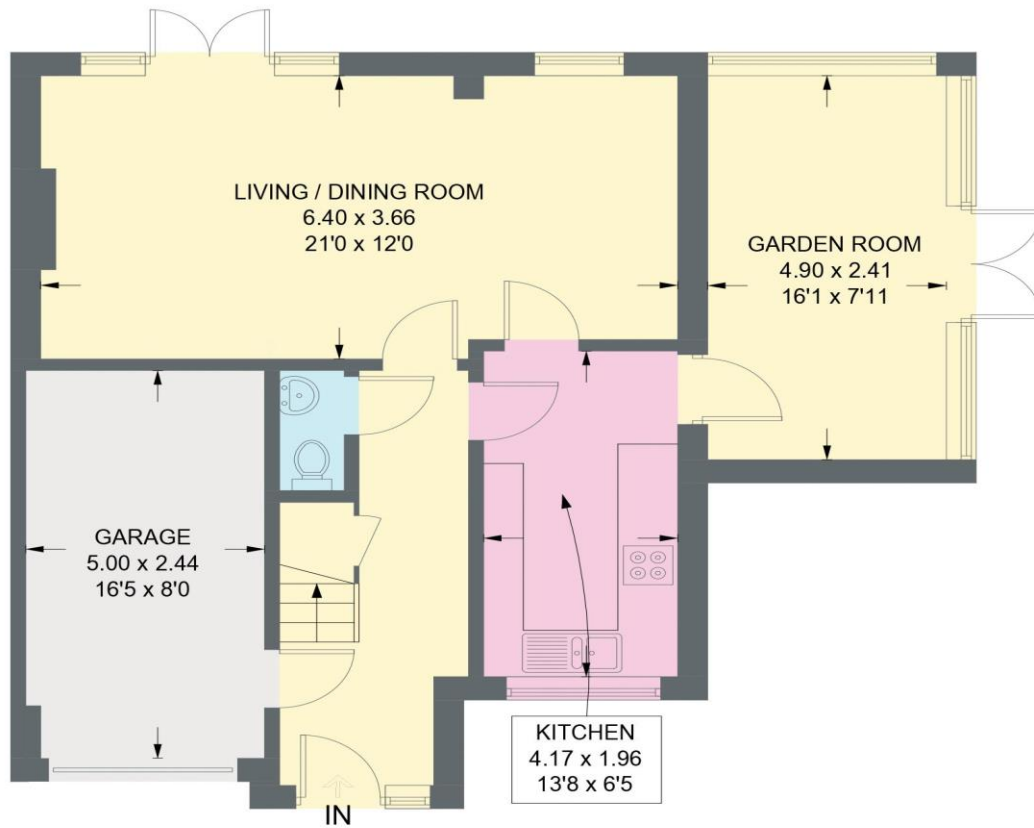


- Four Bedroom Family Home
- Occupying Envious Corner Plot on a Cul-de-Sac
- Potential to Extend or Further Develop
- Modern Kitchen & Bathroom
- Lovely, Light & Airy Interior
- Private Wraparound Garden
- Off Street Parking & Integral Garage
- Close to Crystal Peaks & Rother Valley
- Freehold
- Council Tax Band D, EPC Rating C

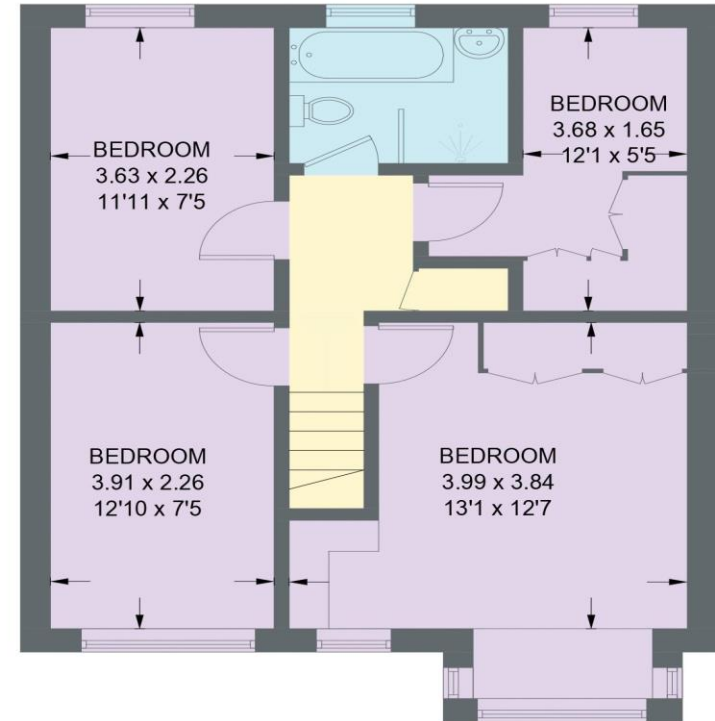


2 ROTHBURY CLOSE

APPROXIMATE GROSS INTERNAL AREA = 118.6 SQ M / 1277 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
69.0 SQ M / 743 SQ FT



FIRST FLOOR
49.6 SQ M / 534 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.