



## 2 SANCTUARY FIELDS SHEFFIELD, S25 4DD

£230,000  
FREEHOLD

Guide Price £230,000 - £240,000

Beautiful Two-Bedroom Detached Bungalow with Stunning Countryside Views – No Onward Chain

Situated on a generous plot, this well-presented two-bedroom detached bungalow offers comfortable single-storey living in a highly convenient location. Boasting stunning open countryside views to the front, this property is ideal for those seeking a peaceful setting while remaining close to local amenities and excellent transport links.

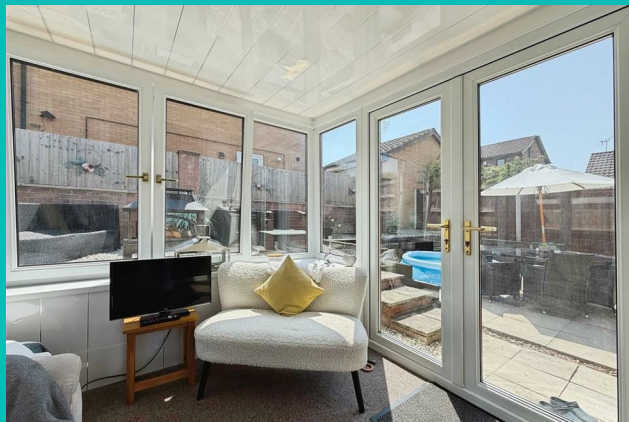
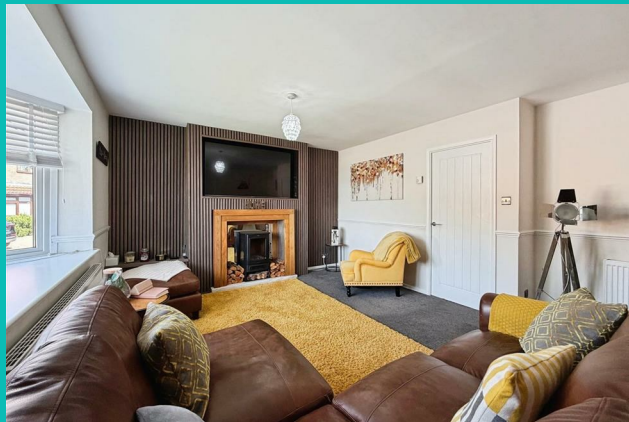
The accommodation comprises a welcoming entrance hall featuring a composite front door and attractive wall panelling. The spacious lounge is enhanced by a stylish media wall, a deep bay window that perfectly frames the beautiful countryside views, and ample space for relaxing and entertaining. The fitted kitchen offers a good range of wall and base units and leads through to a bright conservatory overlooking the rear garden, providing additional living space all year round. There are two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and decorative feature panelling. The family bathroom is fitted with a modern suite including a shower. Externally, the property occupies a good-sized plot with a block-paved driveway

Kendra  
Jacob

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## 2 SANCTUARY FIELDS

- No Chain • Guide Price £230,000 - £240,000 • Driveway
- Providing Off Road Parking And Garage • Perfect Location • Overlooks Open
- Countryside • Conservatory • Two Bedrooms And Family Bathroom Having Shower Cubicle • Close To Local Amenities • Convenient For The Motorway Network • BOOK A VIEWING NOW - DO NOT MISS OUT



### Entrance Hall

With composite door leading into the hallway.. Having partly panelled walls and central heating radiator.

### Lounge

Spacious lounge having amazing views over open countryside to the front, having deep bay window, feature media wall and two central heating radiators.

### Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces over. There is a sink unit with mixer tap and a window overlooking the conservatory. Having partly tiled walls, gas hob, plumbing for automatic washing machine and central heating radiator.

### Conservatory

Good sized conservatory overlooking the rear garden, having a door leading onto the side patio area and rear garden.

### Bedroom One

With window overlooking the rear garden, fitted wardrobes and central heating radiator. Panelling to one wall.

### Bedroom Two

With window overlooking the front and central heating radiator.

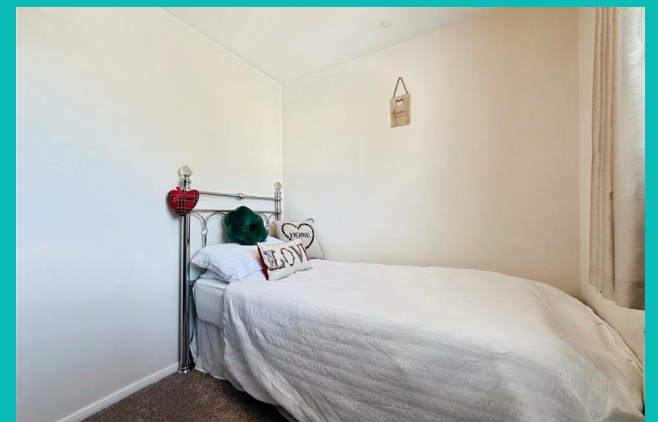
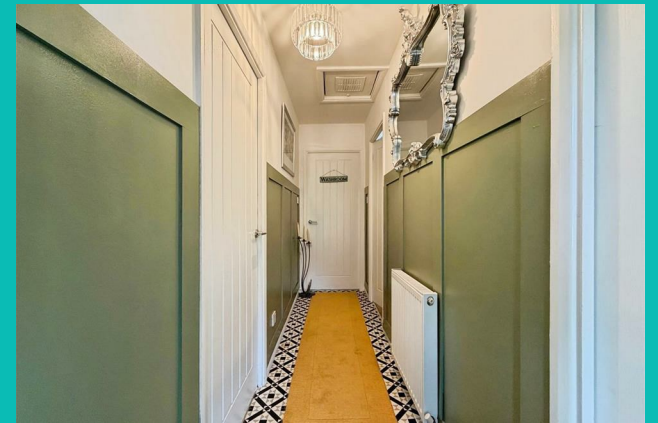
### Family Bathroom

Good sized family bathroom with fitted shower cubicle, wash hand basin and low flush WC. Fully tiled walls and heated towel rail. Window overlooking the rear.

### Outside

The property stands on an excellent plot with gardens to all sides. The views to the front of the property are amazing as they look open countryside. To the front is a block paved driveway which provides ample off road parking and has a garage with up and over door. There is a lawned area to the front and decorative rockery areas. There is a path to the side which leads to the low maintenance rear garden, fully enclosed with patio areas, rockery and patio which is perfect for entertaining.

## 2 SANCTUARY FIELDS



SANCTUARY  
FIELDS S25



## 2 SANCTUARY FIELDS

### ADDITIONAL INFORMATION

**Local Authority** – Rotherham Borough Council

**Council Tax** – Band B

**Viewings** – By Appointment Only

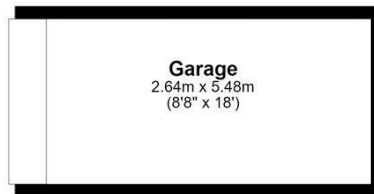
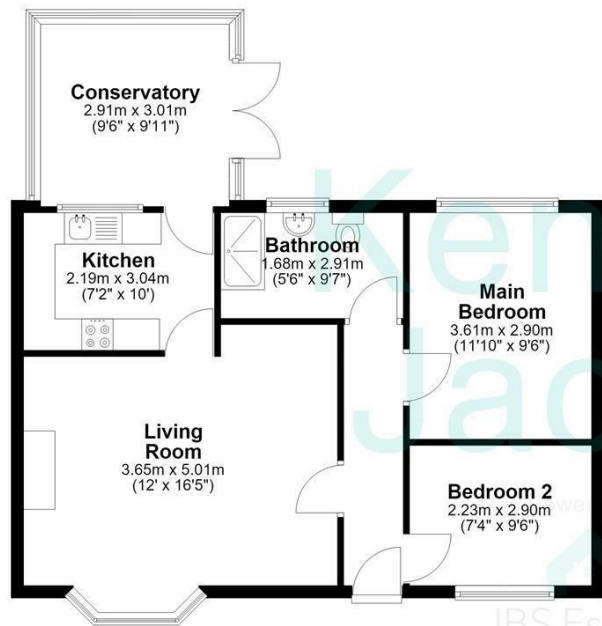
**Floor Area** – 835.00 sq ft

**Tenure** – Freehold



### Ground Floor

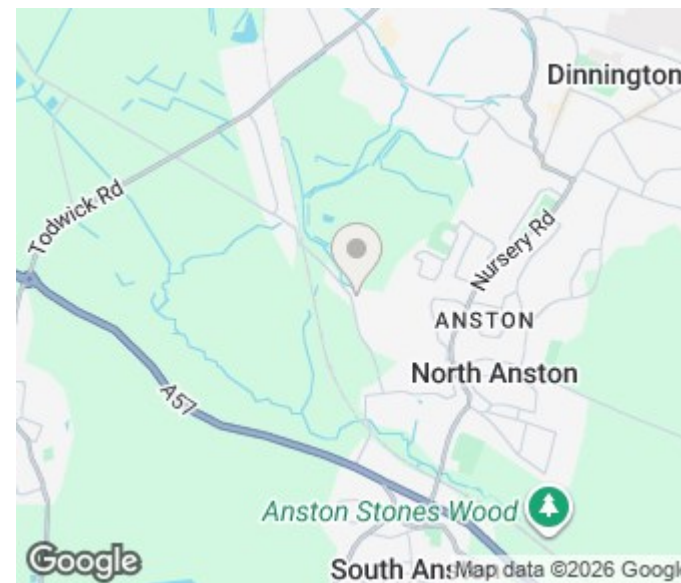
Approx. 77.6 sq. metres (835.0 sq. feet)



Total area: approx. 77.6 sq. metres (835.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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