



## 19 Somercotes Road, Sheffield, South Yorkshire, S12 4SH

Price Guide £265,000

- Semi Detached House
- Superbly Presented Throughout
- Garden Studio
- NO CHAIN
- Close to Local Amenities
- Three Bedrooms
- Landscaped Garden
- uPVC Double Glazing
- Popular Location
- GCH

# 19 Somercotes Road, Sheffield S12 4SH

Nestled in the desirable area of Frecheville is this delightful semi-detached house which offers a perfect blend of comfort and style. Spanning an inviting 923 square feet, the property features well-presented and well proportioned accommodation throughout making it an ideal home for professional couples and young families alike.

Located in the suburb of Frecheville, this property has an abundance of local amenities all within close proximity with Crystal Peaks and Drakehouse Retail Parks on your doorstep. As well to this, there are many outdoor green spaces to enjoy such as Rother Valley Country Park, Renishaw Hall & Gardens, and Waverley Lakes where all the family and children can enjoy the outdoors and explore. There is also Birley wood golf course nearby for any golfers out there, and the property is close to major transport connections into the city of Sheffield, whilst quick and easy access is available to the M1 motorway. The surrounding area is known for its community spirit and accessibility to local amenities, making it a wonderful place to call home.

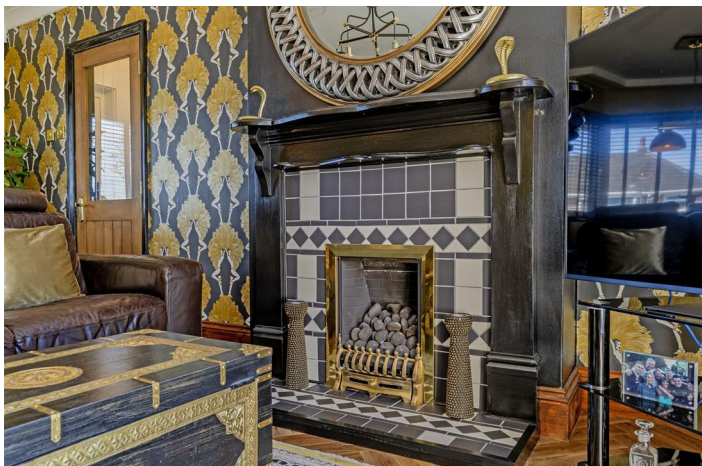
This semi-detached house on Somercotes Road presents an excellent opportunity for those looking to settle in a vibrant part of Sheffield. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this charming property and envision the possibilities it holds for you and your family.

The Accommodation Briefly comprises; Welcoming Reception Hall, Through Lounge Diner, Contemporary Fitted kitchen which benefits from all 'mod cons'. Landing with Loft Access, Three Well-Appointed Bedrooms and a Luxurious Bathroom.

Outside, you will find block paved parking and well maintained garden to the front. To the rear is a landscaped garden ideal for entertaining with the added benefit of the garden room with bi-fold doors, power and light.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Providing an instant great first impression for the rest of the property. Having composite entrance door, a central heating radiator, mono chrome tiled floor, a front facing uPVC double glazed window and a useful under stair cupboard which houses the gas and electricity meters, consumer unit and provides great storage.

#### LOUNGE DINER

A light, bright reception room which benefits from a uPVC double glazed bay window to the front, two central heating radiators, coving to the ceiling, panelling to half wall level, high quality wood effect flooring and the focal point is the a feature fireplace with tiled back and hearth and inset living flame gas fire. Bi-fold doors look onto and open into the patio area to the immediate rear of the property.

#### KITCHEN

A stunning kitchen which benefits from being fitted with a comprehensive range of Dove Grey coloured shaker style units above and below white granite effect work surfaces. There are 'metro' style tiled splash backs, a ceramic sink with flexi-hose mixer tap, fridge and freezer and integrated microwave, single electric oven and a five ring induction hob with extractor over. There are also wood effect flooring, a rear facing uPVC double glazed window, a central heating radiator, and uPVC door which lead out onto the rear garden. There is a useful built in laundry cupboard which houses space for an automatic washing machine and tumble dryer along with the Worcester Combi Boiler and additional storage space.

### FIRST FLOOR

#### LANDING

Having a spindle balustrade, access to loft storage space via a retractable ladder and a side facing uPVC double glazed window

#### BEDROOM ONE

Having a front facing uPVC double glazed bay window, wood effect flooring, and a central heating radiator.

#### BEDROOM TWO

Having a rear facing uPVC double glazed window, wood effect flooring, a range of built in wardrobes and a central heating radiator.

#### BEDROOM THREE

Having a uPVC double glazed rear facing window, wood effect flooring and a central heating radiator.

#### BATHROOM

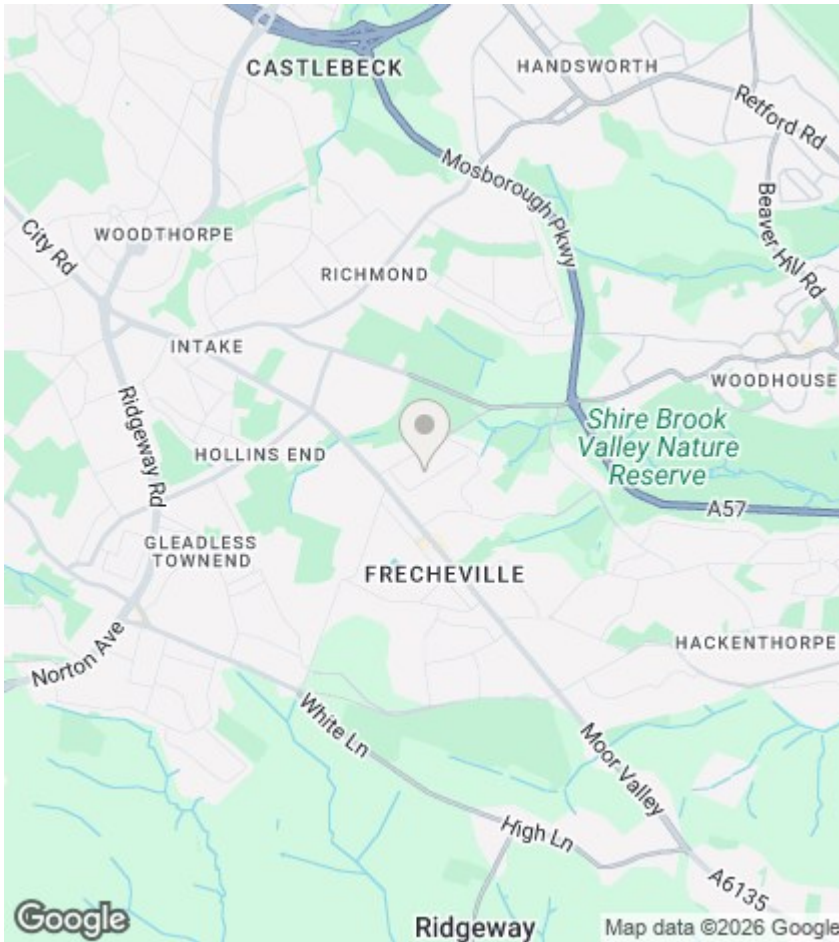
Fitted with a stylish three piece white suite which comprises of a panelled bath with thermostatic shower over and glazed screen, low flush w/c and a vanity wash hand basin with storage below. There are marble effect tiles to the walls, complementary tiled flooring, a uPVC double glazed window with shutter and a contemporary vertical central heating radiator.

#### OUTSIDE

To the front of the property there is a driveway area which provides ample car standing space. There is also a pretty garden area behind a low level wall. A secure timber gate leads to the beautifully landscaped enclosed, private rear garden which has white rendered walls giving it a Mediterranean feel with lawn, two paved patio areas ideal for entertaining and raised floral beds.

#### STUDIO/GARDEN ROOM

Offering a myriad of uses including home office, gym, yoga studio, kids den. Benefiting from power light and uPVC Bi-Fold doors. To the side of this room is a further practical space ideal for storage.



## Directions

## Viewings

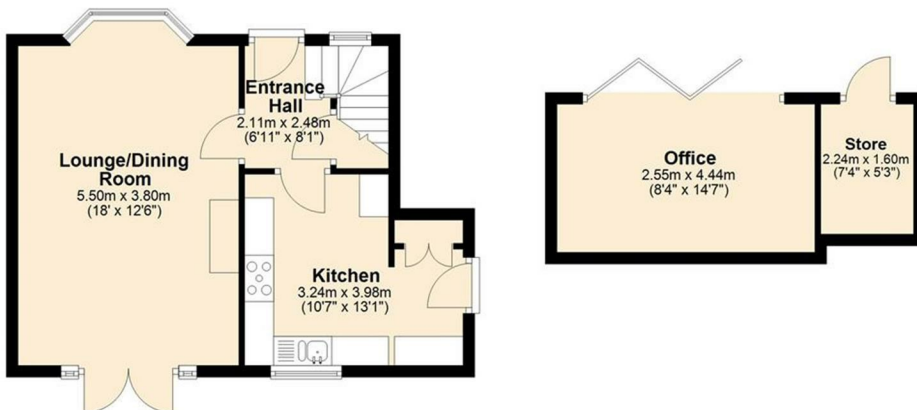
Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

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>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 53.6 sq. metres (577.1 sq. feet)



### First Floor

Approx. 37.5 sq. metres (403.6 sq. feet)

