



**10 Royston Croft, Owlthorpe, Sheffield, South Yorkshire,**  
**S20 6ST**  
Offers In The Region Of £189,950

- Semi Detached Property
- Well Presented Accommodation
- Stylish Kitchen and Shower Room
- Ample Car Standing Space
- Close to Major Road Networks
- Two Bedrooms
- Cul-de-Sac Location
- Enclosed, Landscaped Rear Garden
- Great Local Amenities and Facilities
- uPVC DG/GCH

# 10 Royston Croft, Sheffield S20 6SJ

Andersons are delighted to offer to the market this superbly presented two bedroomed semi-detached home. The property is situated at the head of a cul-de-sac on a good-sized plot, with low maintenance landscaped gardens and ample car standing. Benefitting from uPVC double glazing, gas central heating, styling kitchen and sun lounge and contemporary shower room. Owlthorpe is extremely sought after and has excellent local amenities, the area boasts Crystal Peaks Shopping Centre, Drakehouse Retail Park, access to Sheffield Supertram Networks and well regarded local schools. Ideally placed for links to the M1 motorway networks and Sheffield City Centre the area is well served by local restaurants and gastro style pubs in the surrounding villages and excellent outdoor pursuits at Rother Valley Country Park. The property is a must see and an ideal purchase for a FTB or a professional couple.



Council Tax Band: A



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having a uPVC entrance door and a central heating radiator.

#### LIVING ROOM

12'8" x 11'10"

Having a uPVC double glazed window, a central heating radiator, coving to the ceiling, a staircase leading to first floor and under the stairs storage.

#### KITCHEN

11'9" x 6'10"

Being fitted with a comprehensive range of high gloss units above and below wood effect roll top work surfaces. Integrated within is a composite sink with mixer taps, a single electric oven with a four ring gas hob and an extractor fan over. There is also space and plumbing for an automatic washing machine and fridge freezer. There is laminate wood flooring a central heating radiator and the peninsular units provide a breakfast bar area which divides the kitchen from the sun lounge, laminate wood effect flooring. There is also space for a washing machine and fridge freezer as well as a breakfast bar.

#### SUN LOUNGE

10'9" x 9'2"

This relaxed space benefits from laminate flooring, uPVC double glazed windows, recessed ceiling lights and French doors which lead onto the rear garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

11'9" x 6'11"

Having a front facing uPVC double glazed window with views over rooftops and onto fields, a central heating radiator and coving to the ceiling.

#### BEDROOM TWO

11'9" x 6'9"

Having a rear facing uPVC double glazed window, a central heating radiator and coving to the ceiling.

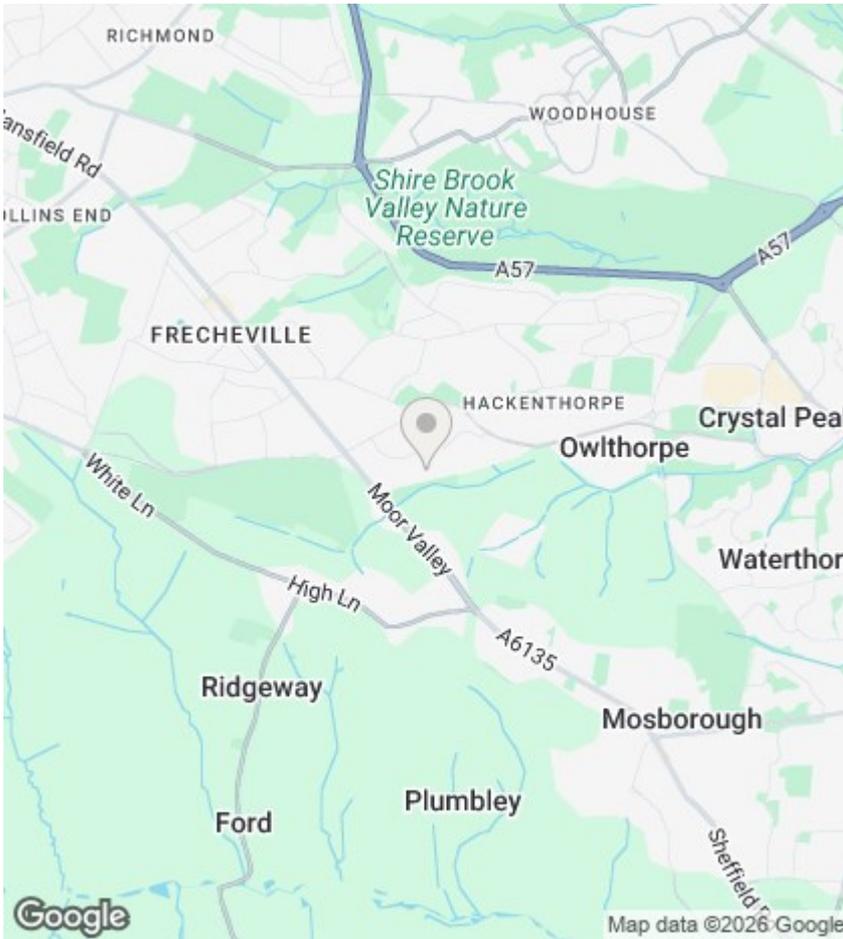
#### SHOWER ROOM

8'11" x 4'10"

A stylish shower room having a contemporary three piece suite comprising of a large walk in shower cubicle with a twin head thermostatic shower over, a floating vanity wash hand basin with storage and a low flush w/c. This room also benefits from tiled flooring, a uPVC double glazed window, loft access, a ladder style radiator and an overhead storage cupboard housing the combination boiler and providing excellent storage.

#### OUTSIDE

To the front of the property sees a large area of block paved car standing suitable for 4/5 vehicles. A secure timber gate leads to the rear garden where there is a low maintenance and easily managed garden with artificial grass, decked and paved seating areas and a timber shed all enclosed by timber fencing.



## Directions

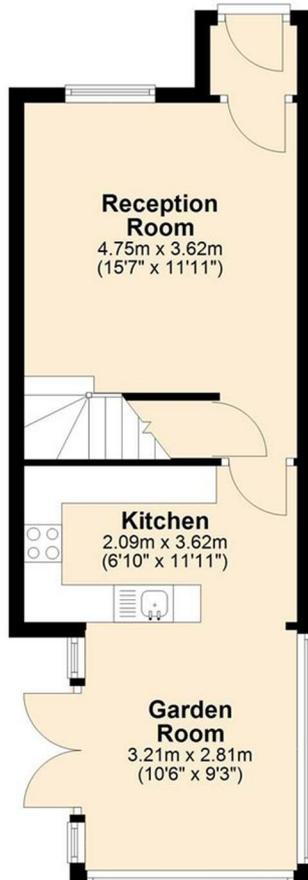
## Viewings

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	

Approx. 35.6 sq. metres (383.5 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.4 sq. feet)

