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ESTATE AGENTS

Marketing Preview















44 Rufford Rise, Sothall, Sheffield, S20 2DW

£350,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



















Not to be missed, this deceptively spacious four-bedroom home has been thoughtfully extended and fully renovated by the current owner to a high standard. The property features a large open-plan kitchen, dining and living space, creating a fantastic area for modern family living, along with a separate utility room and downstairs WC. There are four well-proportioned bedrooms, including a bedroom with ensuite facilities. Outside, the property benefits from off-road parking, a garage and a beautifully landscaped garden. Finished to a high quality throughout, this impressive home is situated in a sought-after area, conveniently located close to Rother Valley, local schools, Crystal Peaks, the tram network and a range of other amenities.

SUMMARY

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The property is entered via a useful hallway, with stairs rising to the first floor and a door leading into the lounge. The lounge features a walk-in bay window, allowing plenty of natural light into the room, and doors lead through to the impressive open-plan living space. The property benefits from a superbly extended open-plan kitchen, dining and living area, ideal for modern family life and entertaining. The high-quality fitted kitchen features a comprehensive range of wall and base units, a central island and ample space for a dining table. Full-height glazing and bi-fold doors open onto the rear garden, creating a light and spacious living environment. A door leads through to the useful utility room, which also provides access to the downstairs WC.

Stairs rise to the first floor, where there are four bedrooms and a stunning family bathroom. The principal bedroom is a spacious double room positioned to the front of the property, featuring a useful walk-in wardrobe cupboard and a stylish, hotel-style open en-suite. There are two further well-proportioned double bedrooms, along with a single bedroom positioned to the rear.

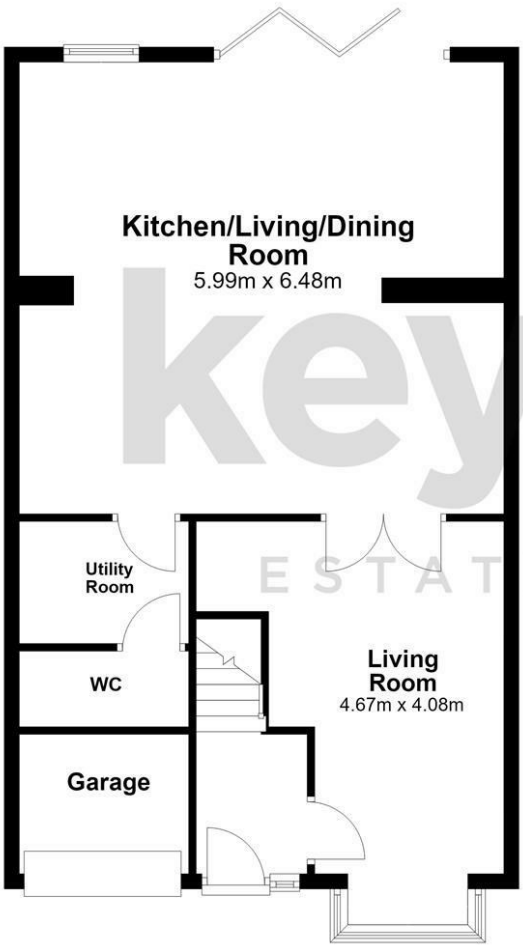
To the front is a private driveway provides off-road parking for up to three cars.

The rear garden has been thoughtfully landscaped and features a patio area, built-in barbecue and artificial lawn, creating an attractive and low-maintenance outdoor space ideal for relaxing and entertaining.

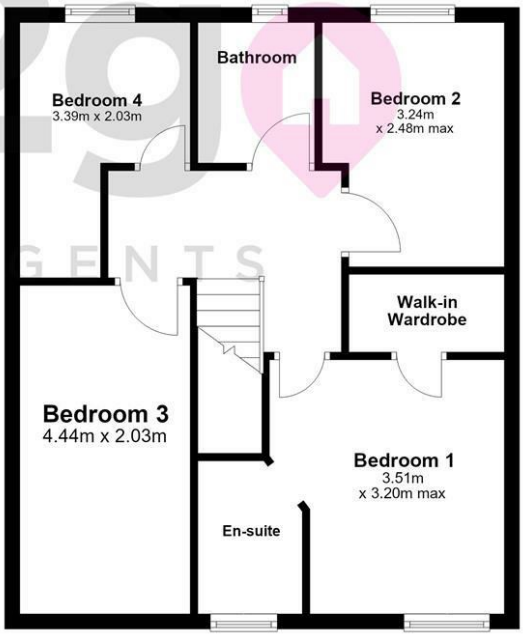
PROPERTY DETAILS

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

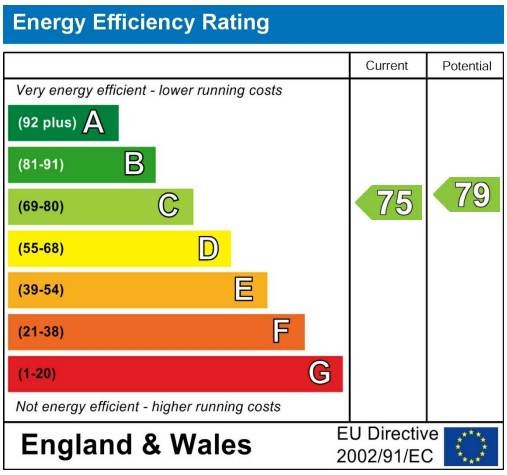
Ground Floor



First Floor



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