16 FOXCROFT DRIVE

SHEFFIELD, S21 1JN

£280,000

FREEHOLD

Guide Price £280,000 - £290,000. This beautifully presented three/four-bedroom detached home offers versatile accommodation arranged over three floors, providing a unique layout that must be viewed to be fully appreciated.The property welcomes you with an entrance hall and a convenient downstairs cloakroom. The modern fitted kitchen boasts a comprehensive range of wall and base units complemented by quality work surfaces and integrated appliances, including a fridge freezer, dishwasher, washing machine, electric oven, five-ring gas hob and extractor hood.The lower ground floor features a warm and inviting lounge/snug, complete with a charming log-burning stove, creating the perfect space to relax. Patio doors lead through to the conservatory, which enjoys views over the south-facing rear garden, providing an ideal setting for entertaining or simply unwinding.The flexible accommodation includes three well-proportioned bedrooms, with the option of a fourth bedroom or home office to suit your family's needs. The spacious principal bedroom benefits from its own en-suite shower room, while a family bathroom serves the remaining bedrooms.

Outside, the enclosed south-facing rear garden is perfect for enjoying the sunshine, while a double driveway provides ample off-road parking.Ideally situated close to excellent local schools, open

Kendra Jacob

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16 FOXCROFT DRIVE

• Guide Price £280,000 - £290,000 • Perfect Family Home • Set On Three Levels • Snug/Lounge With Log Burner • Conservatory • Master Bedroom With En Suite To The Second Floor • Separate Family Bathroom • South Facing Rear Garden • Double Driveway • School Catchment

Entrance Hall

With front door leading into the entrance hall. With newly fitted laminate flooring, dado rail and central heating radiator.

Downstairs Cloakroom

With tiled floor having low flush WC and wash hand basin, window overlooking the front and coving to the ceiling.

Kitchen

With a comprehensive range of wall and base units with complimentary work surfaces and under lighting to the wall units. There are integrated appliances to include electric oven with 5 ring gas hob and extractor above, integrated fridge, freezer, dish washer and washing machine. There are spot lights to the ceiling. Window overlooking the front of the property and sink unit with mixer tap.

Playroom/Office

This room can be utilised as a Playroom, office, double office - whatever your family needs. It has windows to the front and rear elevations allowing in extra natural light, laminate flooring, central heating radiator and a cupboard houses the central heating boiler.

Lower Level

Stairs lead down to the lounge/sung and conservatory.

Lounge/Snug

This cosy lounge/snug is perfect to relax in. There is a log burner, laminate flooring, two central heating radiators, coving to the ceiling and a window which overlooks the conservatory. Patio doors lead into the conservatory.

Conservatory

The conservatory overlooks the rear garden and beyond. Having tiled floor and patio doors leading out onto the rear garden and patio area.

First Floor

Stairs rise from the entrance hall to the first floor where there are two bedrooms located on this floor.

Bedroom Two

With window overlooking the rear garden and having central heating radiator.

Bedroom Three

With window overlooking the rear, coving to the ceiling and central heating radiator.

Second Floor

Stairs rise to the second floor landing area with central heating radiator and dado rail. Useful storage cupboard.

Master Bedroom

The master bedroom is situated on the second floor having window overlong the front elevation. There is a useful cupboard/stoarage area and central heating radiator. A door leads into the en suite facilities.

En Suite

Briefly comprising of shower cubicle, pedestal wash hand basin and low flush WC. There is a central heating radiator.

Outside

To the front of the property is a double driveway providing ample off road parking. There is a lawned area of garden

to the left hand side of the property having mature bushes allowing that extra bit of privacy. To the rear of the property are steps leading down from the conservatory onto the lawned area of garden having a patio area to the side of the conservatory which is perfect for entertaining. This South Facing rear garden is perfect for soaking up the sun and enjoying a morning coffee.

16 FOXCROFT DRIVE

Stormy
RAIN
Change
FAIR
Very Dry

16 FOXCROFT DRIVE

ADDITIONAL INFORMATION

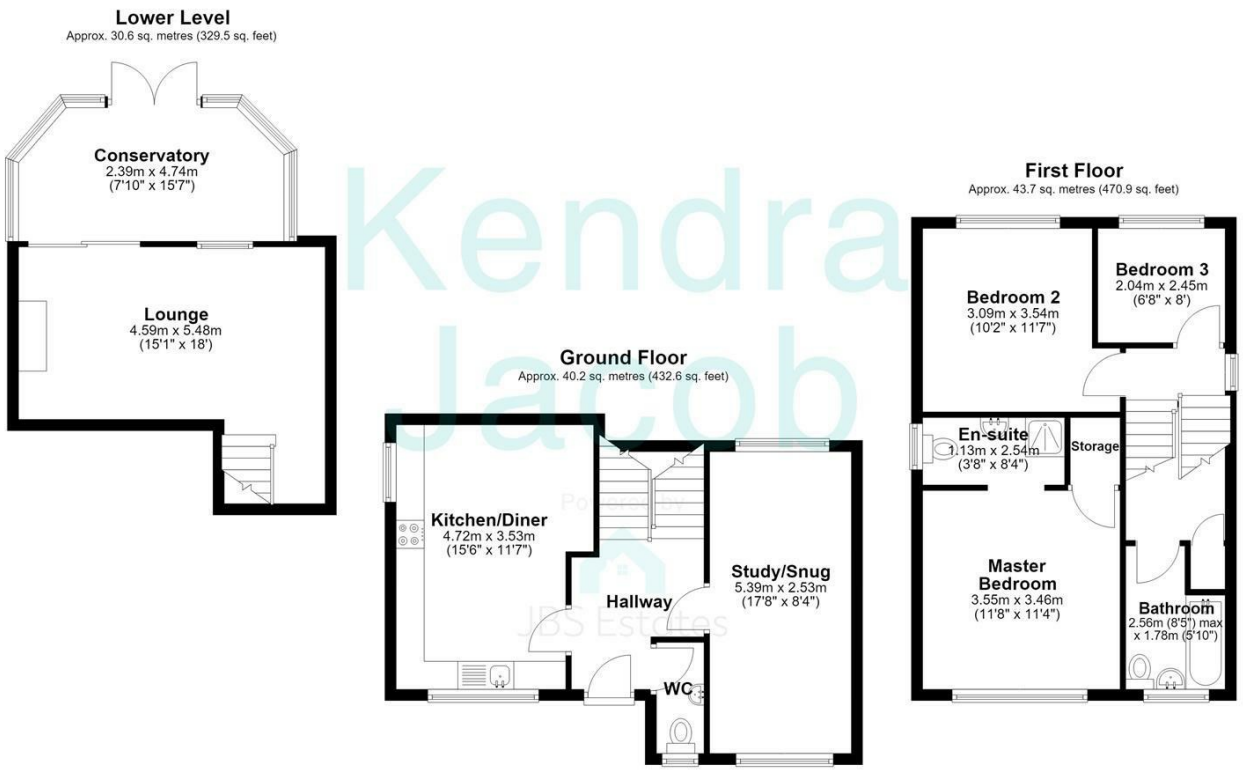
Local Authority – North East Derbyshire

Council Tax – Band C

Viewings – By Appointment Only

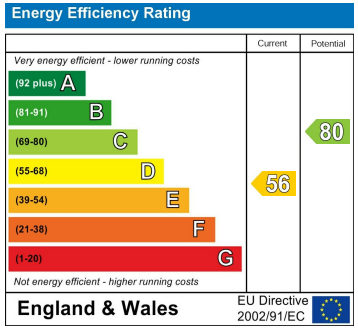
Floor Area – 1233.10 sq ft

Tenure – Freehold



Total area: approx. 114.6 sq. metres (1233.1 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.



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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