

Marketing Preview



1 Mill Meadow Gardens, Sothall, Sheffield, S20 2NS

£275,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



CHAIN FREE! A fantastic opportunity to purchase this three bedroom detached property which is situated on a corner plot and boasts masses of potential to make it your own! Offering a master bedroom with an ensuite, generous sized garden, off road parking and a garage. On the doorstep to Rother Valley and close to a wide range of schools. Close to bus and tram routes.

SUMMARY

CHAIN FREE! A fantastic opportunity to purchase this three bedroom detached property which is situated on a corner plot and boasts masses of potential to make it your own! Offering a master bedroom with an ensuite, generous sized garden, off road parking and a garage. On the doorstep to Rother Valley and close to a wide range of schools. Close to bus and tram routes.

HALLWAY

Enter via a uPVC door into the hallway with a ceiling light, radiator and stair rise to the first floor. Door to the lounge/diner.

LOUNGE/DINER 11'5" x 23'3"

A bright and spacious reception room with wallpapered walls and a feature fireplace. Two ceiling lights, two radiators and a walk in bay window to the front. Sliding patio doors to the rear and a door to the kitchen.

KITCHEN 9'10" x 9'4"

Fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Oven, microwave, hob and extractor fan. Ceiling light, radiator and window. Under stairs storage cupboard, utility area with under counter space for a washing machine and a door to the downstairs WC.

DOWNSTAIRS WC 3'0" x 3'3"

Comprising of a wash basin and low flush WC. Boiler, ceiling light and vinyl flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 11'4" x 12'4"

A generous sized double bedroom with wallpapered walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front. Over stairs storage cupboard and door to the ensuite.

ENSUITE 4'11" x 5'6"

Having a shower cubicle with an overhead shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and vinyl flooring.

BEDROOM TWO 7'1" x 14'2"

A double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and two windows.

BEDROOM THREE 8'3" x 9'2"

A small double bedroom with wallpapered walls, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear.

BATHROOM 6'2" x 6'2"

A newly fitted bathroom having a bath, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

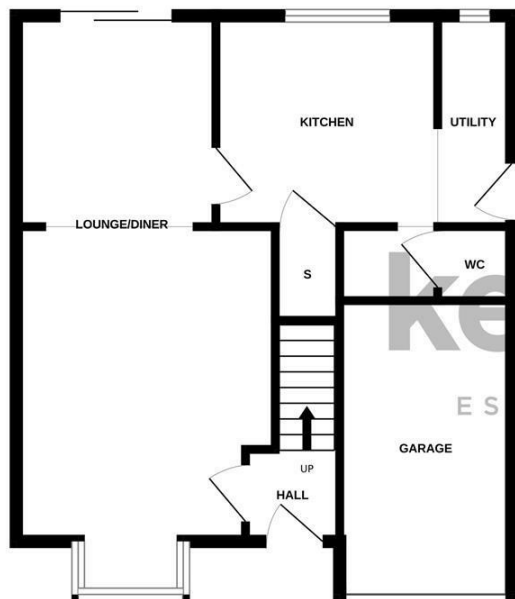
Situated on a corner plot with a patterned concrete driveway leading to the garage, a lawn area and a path to the rear.

To the rear of the property is a patio area, lawn area and fencing.

PROPERTY DETAILS

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

GROUND FLOOR



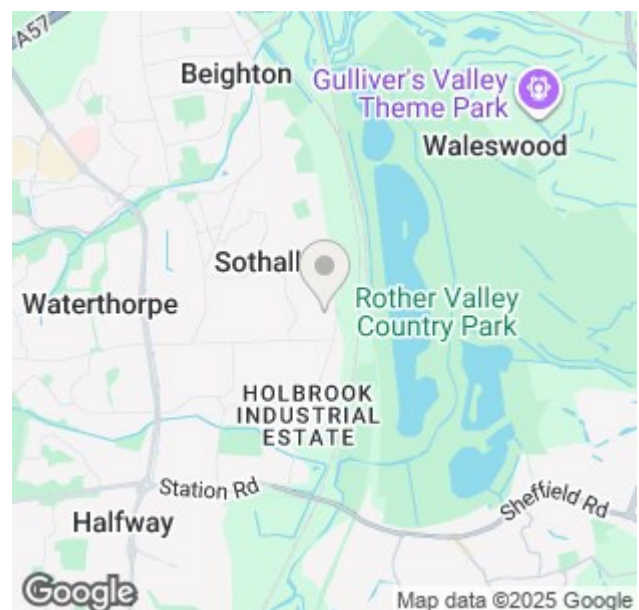
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



38a High Street, Mosborough, Sheffield, S20 5AE

Tel: 0114 2478819 Email: sales@key2go.co.uk <https://www.key2go.co.uk>