



**Laurel Drive,**



***welcome to***

**Laurel Drive,**

This lovely three bedroom detached property is ideal for families and is located in the sought after village of Killamarsh. There is also great access to Rother Valley Country Park and comprises: lounge, dining room kitchen and wc. Three bedrooms, master en-suite and bathroom. Garden and drive.

**Kitchen**

Having an entrance door and front facing double glazed window. A range of modern style wall and base units, inset sink with rolled edge work surfaces and tiled splash backs. Gas hob with extractor above and an electric oven. Space and plumbing for and dish washer.

**Dining Room**

Front facing double glazed window and radiator.

**Utility Room**

Space and plumbing for washing machine, the central heating is housed in this room.

**Lounge**

Rear facing double glazed window and patio doors leads to the rear garden, two radiators and stairs leads to the first floor accommodation.

**Landing**

Side facing double glazed window and loft access can be obtained,

**Bedroom One**

Front facing double glazed window, radiator and fitted wardrobes.

**En-Suite**

A suite comprising vanity sink unit, concealed wc and shower, Front facing double glazed window.

**Bedroom Two**

Rear facing double glazed window and radiator.

**Bedroom Three**

Rear facing double glazed window and radiator.

**Bathroom**

A suite comprising bath, vanity sink unit and concealed wc. Rear facing double glazed window and heated towel rail.

**Gardens**

To the rear of the property is an enclosed garden

with artificial grass and paved seating area.

**Driveway**

There is a driveway to the front of the property.



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**welcome to**

## **Laurel Drive, Killamarsh Sheffield**

- Detached property
- Three bedrooms , master en-suite
- Gardens and driveway
- Modern dining kitchen
- Lounge with patio doors to the garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £255,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK115027 - 0006

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