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ESTATE AGENTS

Marketing Preview















76 Rowan Tree Road, Killamarsh, Sheffield, S21 1SP

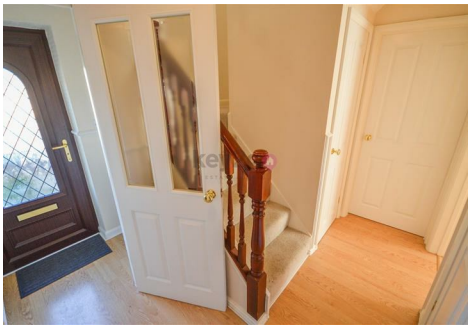
£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2

















*** GUIDE PRICE £250,000–£260,000 *** NO CHAIN! An exciting opportunity to purchase this spacious and well-presented three-bedroom detached home, offering generous accommodation throughout, including a versatile ground-floor bedroom, a modern fitted kitchen, and a stylish contemporary bathroom. The property further benefits from off-road parking, a garage, and a generous low-maintenance rear garden — perfect for relaxing or entertaining. Ideally situated within walking distance of local amenities, schools, and excellent transport links to the City Centre and M1 motorway. A superb home ideally suited to first-time buyers, growing families, or those seeking flexible living space.

SUMMARY

*** GUIDE PRICE £250,000–£260,000 *** NO CHAIN! An exciting opportunity to purchase this spacious and well-presented three-bedroom detached home, offering generous accommodation throughout, including a versatile ground-floor bedroom, a modern fitted kitchen, and a stylish contemporary bathroom. The property further benefits from off-road parking, a garage, and a generous low-maintenance rear garden — perfect for relaxing or entertaining. Ideally situated within walking distance of local amenities, schools, and excellent transport links to the City Centre and M1 motorway. A superb home ideally suited to first-time buyers, growing families, or those seeking flexible living space.

PORCH AND HALLWAY

Enter through a uPVC door into the welcoming porch, featuring a ceiling light and access into the hallway. The hallway benefits from laminate flooring, a radiator, and ceiling light, along with two useful storage cupboards. Stairs rise to the first-floor landing, with doors leading to the kitchen, spacious lounge/diner, and bedroom three.

KITCHEN 11'1" x 8'10"

The kitchen is fitted with a range of ample wall and base units, complemented by wood-effect worktops and tiled splashbacks. Incorporating a stainless steel sink with drainer and mixer tap, the space also provides room for a freestanding cooker, under-counter space for a washing machine, and space for a full-height fridge/freezer. Further benefits include a breakfast bar, vinyl flooring, ceiling light, radiator, and a front-facing window allowing plenty of natural light.

DINING ROOM 12'7" x 10'10"

A bright and spacious reception room with neutral decor and laminate flooring. Ceiling light, radiator and window to the rear. Double doors to the lounge.

LOUNGE 15'5" x 10'10"

A large reception room with a feature wallpapered wall, laminate flooring and a fireplace. Ceiling light, radiator and window to the rear. Sliding patio doors to the rear.

BEDROOM THREE 6'10" x 8'10"

A well-presented single bedroom featuring neutral décor, carpeted flooring, and a useful built-in storage cupboard. Complete with a ceiling light, radiator, and front-facing window providing natural light.

STAIRS/LANDING

A carpeted stair rise to the first floor gallery landing with a window to the front and a storage cupboard. Doors to the two bedrooms and shower room.

BEDROOM ONE 11'0" x 12'5"

A generous sized double bedroom with a feature wallpapered wall and laminate flooring. Ceiling light, radiator and two windows. Storage cupboard and built in wardrobes.

BEDROOM TWO 9'4" x 15'8"

A bright double bedroom with laminate flooring, a feature wallpapered wall and access to the loft. Ceiling light, radiator and window to the rear.

SHOWER ROOM 7'0" x 8'6"

Having a large walk in shower cubicle with a overhead shower, pedestal sink and close coupled WC. Ceiling light, vintage radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

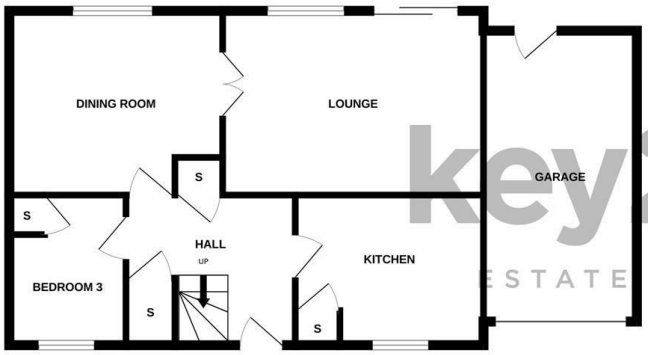
To the front of the property is an attractive pebbled garden with mature shrubbery, alongside a driveway providing off-road parking for two vehicles and access to the garage.

To the rear is a generous low-maintenance garden featuring a patio seating area, pebbled sections, and established shrubbery — ideal for relaxing or entertaining. The garden also benefits from rear access to the garage.

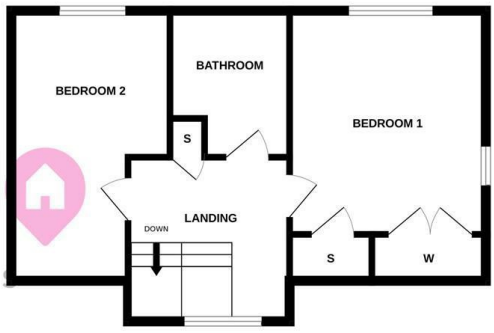
PROPERT DETAILS

- LEASEHOLD, 163 YEARS REMAINING, £55PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



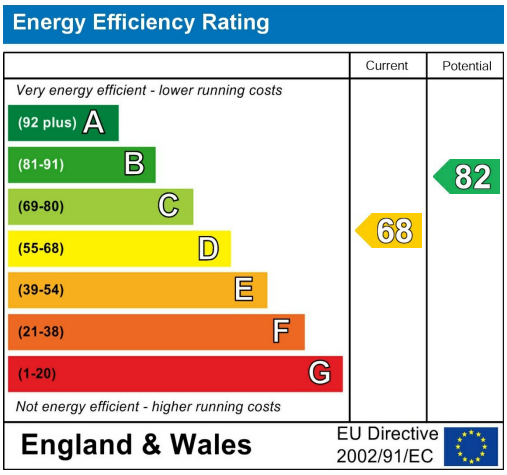
1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

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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38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk