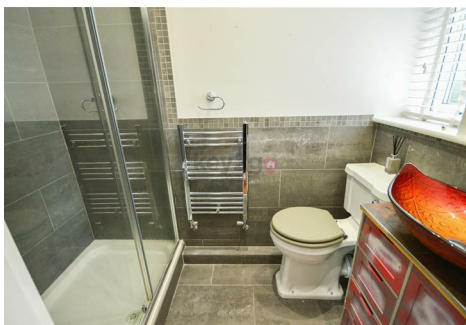


## Marketing Preview

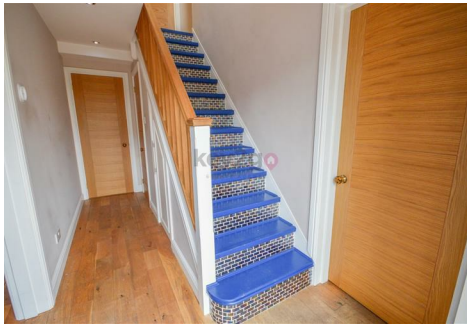


**Cornerways Sheffield Road, Killamarsh, Sheffield, S21 2EA**

**£325,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**





**\*\*\* GUIDE PRICE £325,000-£350,000\*\*\* CHAIN FREE!** A fantastic opportunity to purchase this spacious three-bedroom dormer bungalow. The property is modern throughout and ready to move straight into, featuring a generous master bedroom with an en-suite, three versatile reception rooms, a large double garage, and a double driveway. Ideally located with excellent access to the M1 and close to local amenities, this home is perfect for families seeking comfort, convenience, and space.

## SUMMARY

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## HALLWAY

Enter via a composite door into the spacious and welcoming hallway with neutral decor and wooden flooring. Spotlighting, radiator and stair rise to the first floor. Doors to the lounge, kitchen/diner, study and WC.

## LOUNGE 19'1" x 19'2"

A large reception room with continued flooring and a feature wallpapered wall. Two radiators, three windows and double doors to the conservatory.

## CONSERVATORY 12'3" x 13'1"

A generous sized extra living space with tiled flooring and two wall lights. Double doors to the rear garden.

## STUDY 6'6" x 5'4"

Having white walls, laminate flooring and a store cupboard. Ceiling light, radiator and window to the rear.

## DOWNSTAIRS WC 5'4" x 3'11"

Having a wash basin and close coupled WC. Ceiling light and radiator. Part tiled walls and tiled flooring.

## KITCHEN/DINER 13'1" x 19'2"

Fitted with ample wall and base units, granite worktops and tiled splash back. One and a half sink with a mixer tap. Double oven, gas hob and extractor fan. Integrated dishwasher. Spot lighting, radiator and two windows. Part tiled/part wooden flooring and doors to the master bedroom and utility room.

## UTILITY ROOM 5'6" x 7'10"

Comprising of a double Belfast sink and solid wood worktops. Boiler location and tiled flooring. Ceiling light, two obscure glass windows and uPVC door to the rear.

## MASTER BEDROOM 17'9" x 14'0"

A generous sized double bedroom with painted walls, laminate flooring and fitted wardrobes. Spot lighting, radiator and side window. Door to the ensuite.

## ENSUITE 6'10" x 3'11"

Comprising of a shower cubicle with an overhead shower, wash basin and low flush WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

## STAIRS/LANDING

A stair rise to the first floor landing with a ceiling light, obscure glass window and doors to the two bedrooms and bathroom.

## BEDROOM TWO 13'1" x 13'7"

A large double bedroom with white walls, laminate flooring and fitted wardrobes. Ceiling light and window to the front.

## BEDROOM THREE 13'5" x 13'5"

A good sized double bedroom with white walls and fitted wardrobes, Ceiling light, radiator and two velux style windows.

## BATHROOM 7'10" x 4'11"

A modern bathroom having a bath, shower cubicle with an overhead shower, close coupled WC and wash basin. Ceiling light, chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

## OUTSIDE

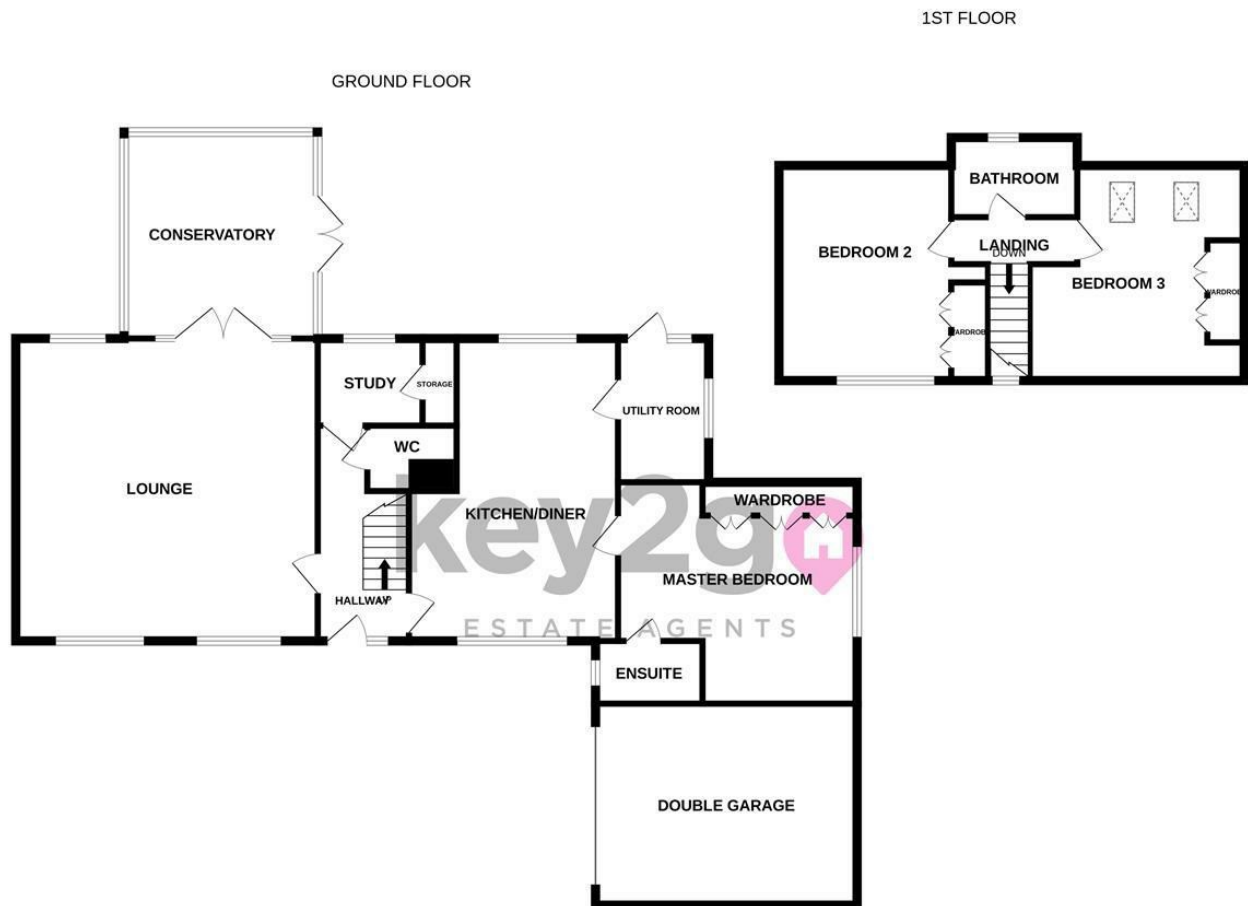
Having a brick paved driveway, double garage with power and lighting and a side, hedging and a side pebbled area with a shed.

To the rear of the property is an enclosed and low maintenance garden which is brick paved.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL
- PROBATE GRANTED





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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

