





2 COTTONGRASS GARDENS

SHEFFIELD, S25 2DF

£400,000

FREEHOLD

Guide Price £400,000 - £425,000 An impressive and beautifully presented four-bedroom detached family home, occupying an enviable position with far-reaching views over open countryside to the front elevation. Offering spacious and versatile accommodation throughout, together with a generous enclosed rear garden, double garage and excellent outside entertaining space, this superb property is ideally suited to modern family living.The property is approached via a path leading to the front entrance, opening into a particularly spacious entrance hall which immediately creates a welcoming first impression. The ground floor provides a well-proportioned lounge, positioned to the front of the property and enjoying the delightful open outlook across the surrounding fields.The heart of the home is the impressive kitchen, fitted with an excellent range of wall and base units complemented by Quartz work surfaces, together with a selection of integrated appliances. A separate utility room provides additional practical space and access for everyday family requirements. There is also a convenient downstairs cloakroom.To the first floor is a spacious landing providing access to four well-proportioned bedrooms. The master bedroom benefits from its own en-suite facilities, whilst the remaining three bedrooms are served by a separate, well-appointed family bathroom. The generous landing and overall proportions make this a particularly comfortable family home.Outside, the property continues to impress. To the rear is a fully

Kendra Jacob

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• Guide Price £400,000 - £425,000 • Double Garage • Amazing Views Over Open Countryside To The Front • Two Reception Rooms • Good Sized Dining Kitchen • Utility Room And Downstairs Cloakroom • Master Bedroom With En Suite Facilities • Separate Family Bathroom • Gardens Front And Rear • BOOK A VIEWING NOW - DO NOT MISS OUT





Entrance Hall

With composite front door leading into the spacious entrance hall. Having beautifully tiled flooring, stairs rising to the first floor accommodation, feature wooden panelling, useful storage cupboard and central heating radiator.

Lounge

Spacious lounge having window overlooking the front elevation and the open countryside views, but also having two further windows allowing in extra natural light. Media wall with panelling, laminate flooring and two central heating radiators.

Office/Playroom

Currently used as an office with fitted office furniture, window overlooking the front elevation, laminate flooring and central heating radiator.

Dining Kitchen

Superb open plan dining kitchen with a comprehensive range of wall and base units with complimentary Quartz work surfaces over. There are some integrated appliances to include Zanussi double oven, Zanussi induction hob, one and a half bowl sink unit, some feature wooden panelling, wine cooler, spot lights to the ceiling and patio doors leading out onto the patio area. Laminate flooring. Having breakfast bar area perfect for a morning coffee.

Utility Room

With a range of wall and base units with work surfaces over. There is plumbing for automatic washing machine, laminate flooring and central heating radiator.

Downstairs Cloakroom

Briefly comprising of wash hand basin, low flush WC, half tiled walls and window to the side.

First Floor Landing

Stairs rise to the first floor landing. Access to the loft space, laminate flooring, window overlooking the front and storage cupboard housing the tank.

Bedroom One

Good sized master bedroom with amazing views over open countryside. There are mirrored sliding door wardrobes, laminate flooring, window overlooking the front and central heating radiator.

En Suite Shower Room

Fully tiled, having shower cubicle, wash hand basin and low flush WC. There are spot lights to the ceiling and central heating radiator.

Bedroom Two

With window overlooking the rear, laminate flooring and central heating radiator.

Bedroom Three

With windows to both the side and rear elevations allowing extra natural light, laminate flooring and central heating radiator.

Bedroom Four

With window overlooking the rear, laminate flooring and central heating radiator.

Family Bathroom

Spacious bathroom having four piece suite to include

shower cubicle, panelled bath, wash hand basin and low flush WC. There are spot lights to the ceiling, fully tiled walls and central heating radiator.

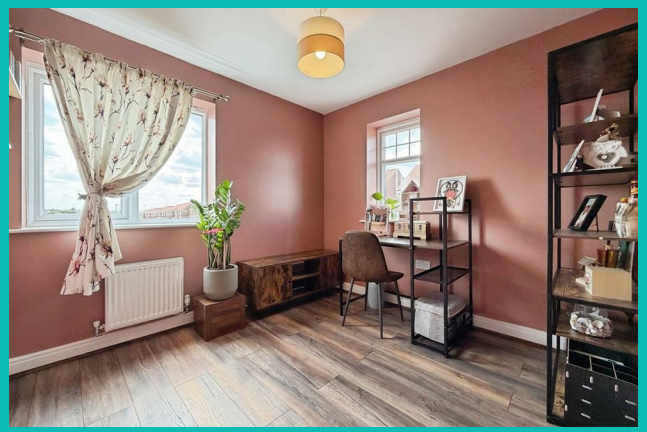
Outside

To the front of the property is a lawned area of garden and a path which leads to the front of the house. To the rear is a superb landscaped garden with newly laid patio area, lawned area of garden and pergola perfect for entertaining. There is an outside electric socket and outside tap. There is a driveway to the rear of the property which leads to the double garage having up and over door and power and light connected.

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ADDITIONAL INFORMATION

Local Authority – Rotherham Borough Council

Council Tax – Band E

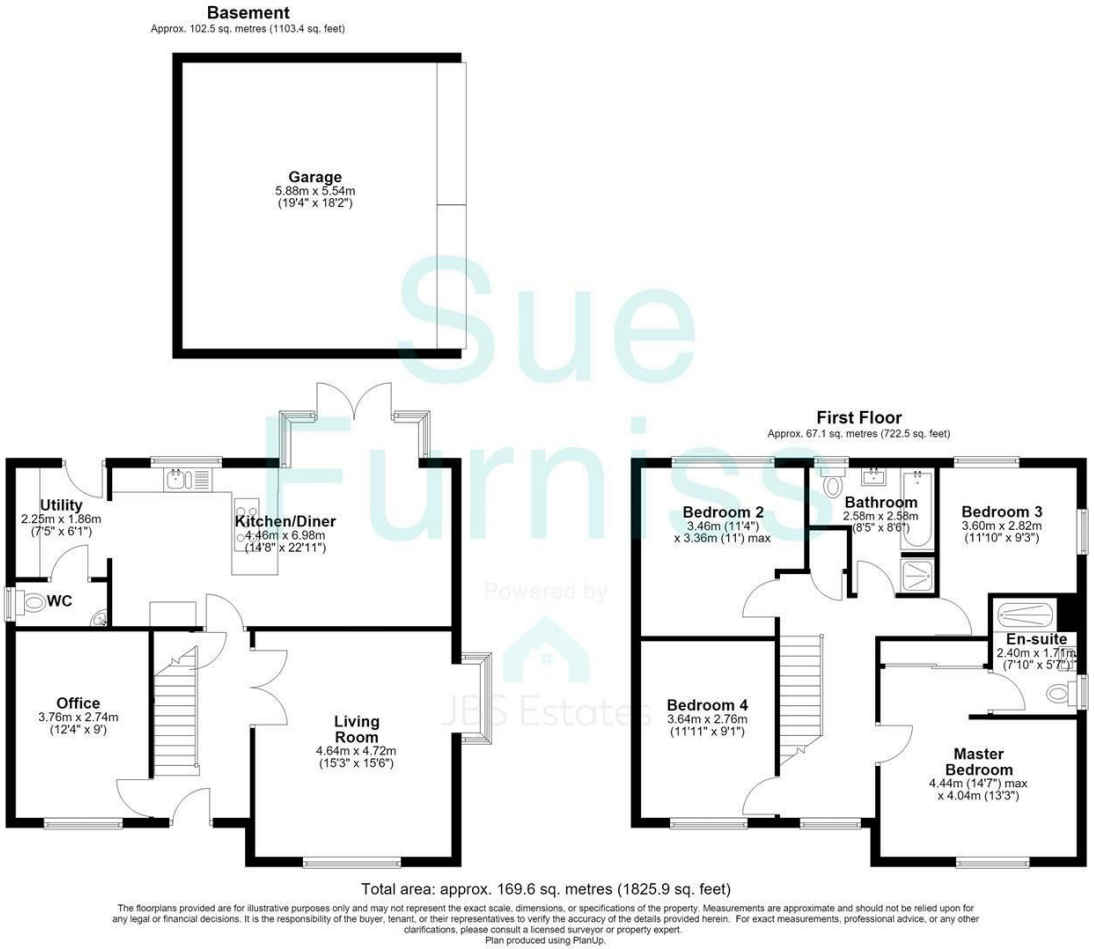
Viewings – By Appointment Only

Floor Area – 1825.90 sq ft

Tenure – Freehold



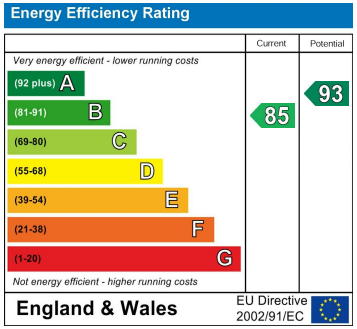




Total area: approx. 169.6 sq. metres (1825.9 sq. feet)

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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