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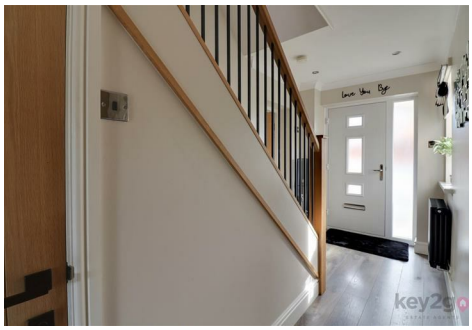
ESTATE AGENTS

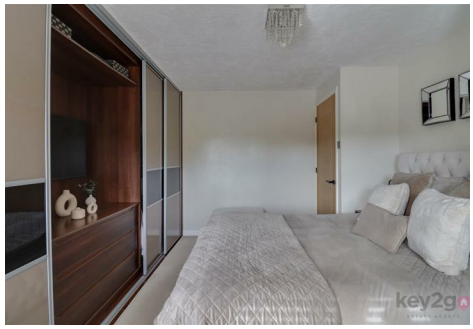
Marketing Preview

30 Crofters Close, Killamarsh, Sheffield, S21 1JH

£380,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2





** GUIDE PRICE £380,000 - £400,000 ** A VIEWING IS A MUST TO FULLY APPRECIATE!** A stunning four-bedroom detached family home, ideally situated on a quiet residential road and presented to an exceptional, show-home standard throughout. The property offers a modern open-plan kitchen/lounge/diner, separate utility room, downstairs WC, four well-proportioned bedrooms including a master bedroom with ensuite, and a stylish family bathroom. Further benefits include off-road parking, garage and a beautifully landscaped, enclosed rear garden. Conveniently located close to local amenities and excellent road links to both Sheffield and Chesterfield. A fantastic family home not to be missed!

SUMMARY

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Enter into the welcoming hallway with stairs rising to the first floor and doors leading to the utility room, downstairs WC, kitchen and lounge/diner. The utility room is fitted with ample units, space for a full-height fridge/freezer and under-counter space for a washing machine and tumble dryer. The downstairs WC is fitted with a wash basin and WC. The modern kitchen features a good range of wall and base units, integrated double oven, hob and extractor fan, built in boiling hot tap, along with an integrated fridge/freezer. The kitchen is open to the dining area, which benefits from patio doors leading to the rear garden. The beautifully presented lounge features a stylish feature wall and bi-folding doors opening onto the rear garden.

Stairs rise to the first-floor landing with doors leading to four bedrooms and the family bathroom. Bedroom one is a large double bedroom with fitted wardrobes and a door leading to the ensuite, which is fitted with a shower cubicle, WC and wash basin. Bedroom two is a further spacious double bedroom with fitted wardrobes and useful overstairs storage cupboard. Bedroom three is a double bedroom with a rear-facing window. Bedroom four is a generous single bedroom or small double, benefiting from fitted wardrobes and a rear-facing window. The modern family bathroom is fitted with a stylish vanity unit incorporating a wash basin and WC, along with a bath and overhead shower.

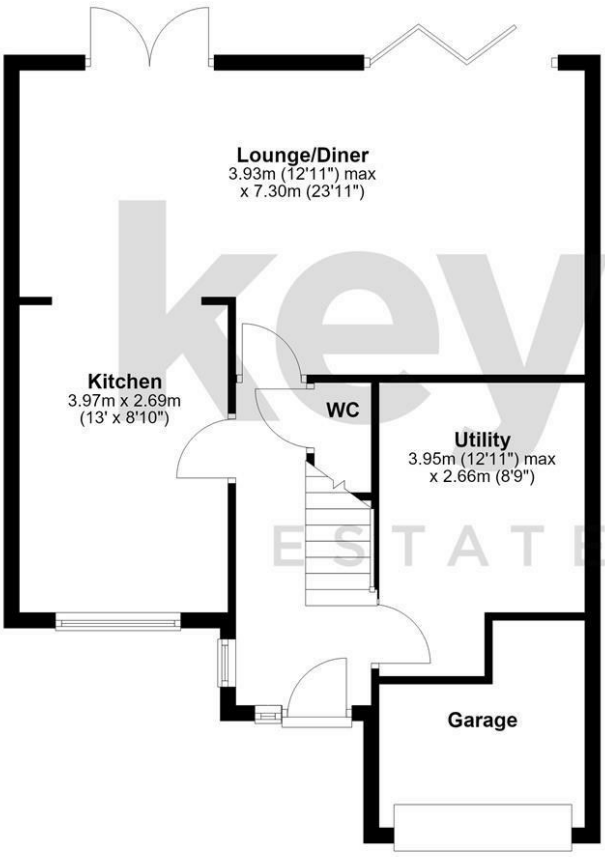
To the front of the property is a double driveway providing ample off-road parking, access to the garage and a gate leading to the rear garden. The generously sized rear garden is beautifully landscaped, low maintenance, private and fully enclosed, with a sunny south-facing aspect. The garden features a patio area, decking beneath a pergola, built-in seating area, barbecue area and artificial lawn, along with a further patio area and a fantastic summerhouse/bar, creating an exceptional space for relaxing and entertaining.

PROPERTY DETAILS

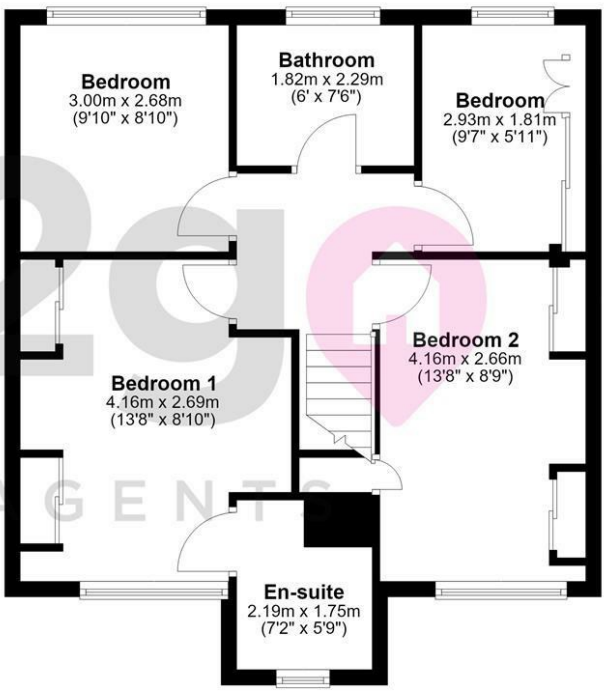
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

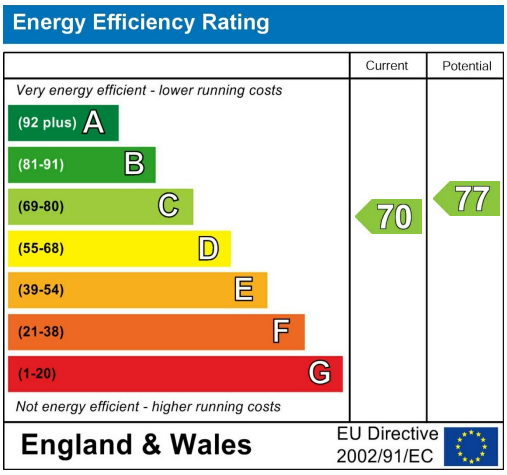
Ground Floor



First Floor



Total area: approx. 123.7 sq. metres (1331.7 sq. feet)



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