

## Marketing Preview



**4 Kingswood Grove, Owlthorpe, Sheffield, S20 6SL**

**£340,000**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**



**\*\*GUIDE PRICE £360,000 - £370,000\*\*** A unique opportunity to purchase this three bedroom detached bungalow which is tucked into a quiet cul-de-sac. Offering an open plan lounge/diner, stylish kitchen and a large conservatory with a solid roof. Also having a bathroom with a bath and shower, ample off road parking and a detached garage. A maintenance free garden with a summer house. Close to tram routes, Crystal Peaks and Drakehouse Retail Park. Perfect for buyers looking to downsize!

## SUMMARY

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Enter through the side door into the stylish high-gloss kitchen with space for an American-style fridge/freezer and solid wooden flooring. A door opens into the open-plan living/diner, which features part wooden and part carpeted flooring, with patio doors to the side. From here, a door leads to the inner hallway giving access to two double bedrooms, a single bedroom, and a modern bathroom fitted with a shower cubicle, jacuzzi bath, vanity wash basin, and close-coupled WC. Bedroom two opens into a large conservatory with a solid roof, carpeted flooring, and patio doors leading outside.

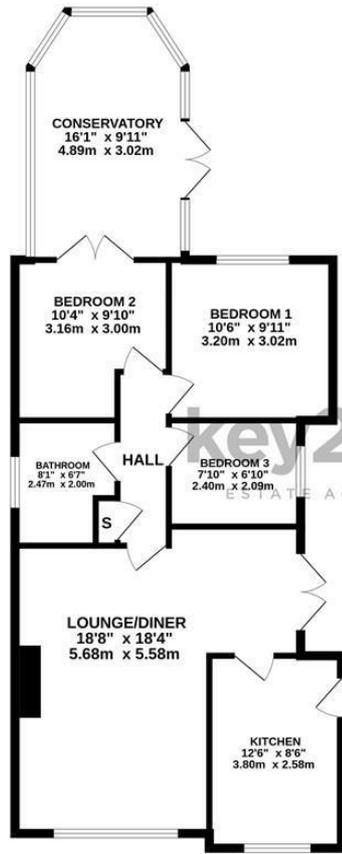
To the front of the property is a lawned area with shrubbery and a driveway leading to a gated garage. The rear features a patio garden with fencing and a large summerhouse complete with power and lighting.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



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>		
(55-68) <b>D</b>	<b>63</b>	<b>71</b>
(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	

