







5 Pleasant Close

Sheffield • South Yorkshire • S12 2BB

Guide Price £270,000 - £280,000

Built in 2012 and tucked away on a private road, this fabulous three-bedroom semi-detached property has been thoughtfully extended to create spacious, versatile accommodation ideally suited to modern living. The property benefits from gated off-street parking, a superb rear extension incorporating a light-filled garden room and adjoining utility room, and a beautifully landscaped, south-facing enclosed rear garden. Further benefits include a garage, modern kitchen and bathroom fittings, and freehold tenure. The welcoming entrance hallway creates a lovely first impression, with access to a fully tiled downstairs WC. The kitchen is fitted with a stylish range of white gloss wall and base units, complemented by an integrated Neff oven, gas hob and a separate breakfast bar providing useful additional seating. There is further space and plumbing for freestanding appliances, while a wall-mounted Glow-worm combination boiler provides the central heating and hot water. Laminate flooring continues through to the cosy lounge, which is presented in modern, neutral tones and features an attractive marble fireplace housing an electric coal-effect fire. French doors open into the impressive garden room, a wonderful addition to the property, enjoying plenty of natural light through three Velux roof windows and offering a lovely outlook over the rear garden. Adjoining the garden room is a separate, generously proportioned utility room, providing excellent additional space for laundry and household storage. This practical area also connects the main house to the garage, which is fitted with an electric roller door, offering convenient access and further storage potential. To the first floor, the landing provides access to the loft space via an integral ladder, offering useful additional storage. There are three well-presented bedrooms, each offering comfortable accommodation. The front-facing bedrooms benefit from attractive wooden shutters, adding character while providing privacy and light control. Completing the first-floor accommodation is a modern, fully tiled shower room, fitted with a spacious double walk-in shower and useful fitted storage, creating a clean and contemporary finish. Externally, the property enjoys a gated driveway providing secure off-street parking and access to the garage. To the rear is a beautiful, fully enclosed south-facing garden, thoughtfully landscaped to create an inviting outdoor space. A well-maintained lawn is bordered by an established array of colourful plants, mature trees and shrubs, providing a pleasant degree of privacy and year-round interest. A raised stone patio creates the perfect setting for outdoor dining, entertaining friends and family, or simply enjoying the sunshine. A painted garden shed provides additional practical storage. Situated on Pleasant Close, the property is conveniently positioned for a range of local shops, everyday amenities, schools and recreational facilities. Public transport links provide access to the surrounding areas and Sheffield city centre, while road connections offer convenient access to the motorway network and railway station.



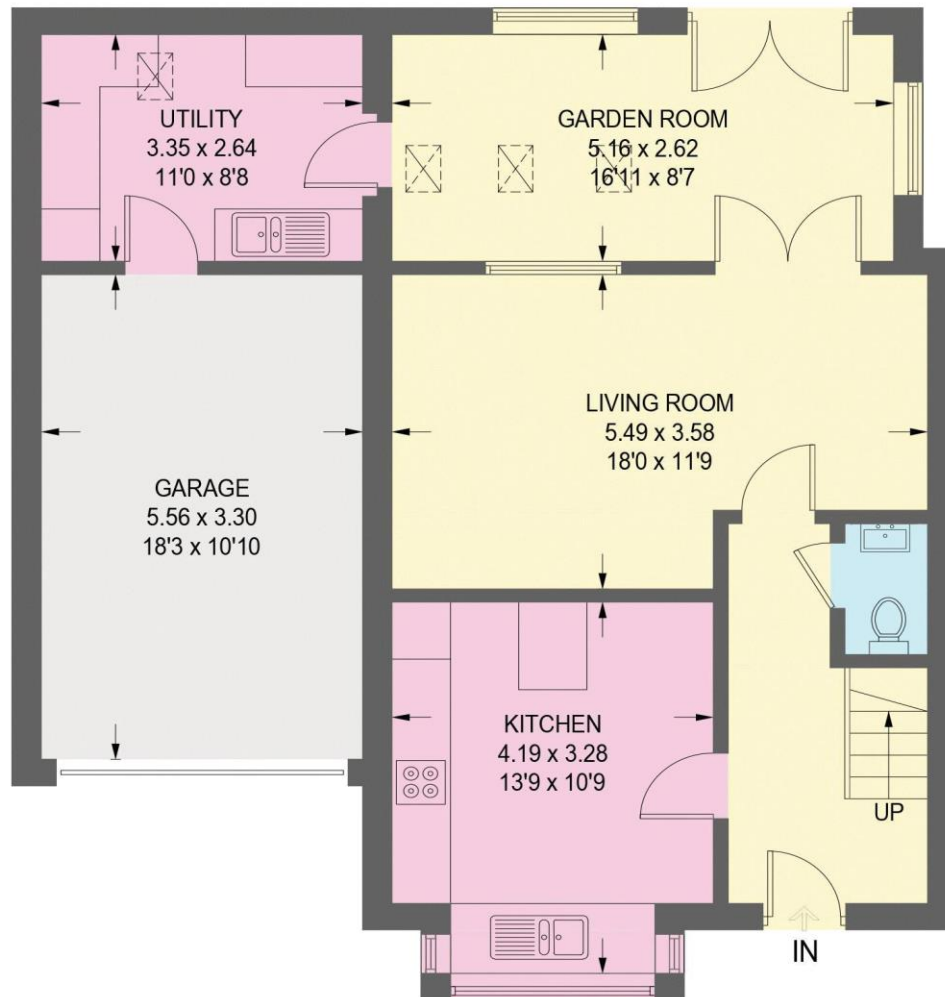


- Effectively Extended Semi-Detached Property
- 3 Bedrooms & Modern Shower Room
- Fabulous Garden Room
- Contemporary Fitted Kitchen & Appliances
- Light & Airy Accommodation
- Combination Boiler & Double-Glazed Windows
- Attractive Southerly Facing Rear Garden
- Gated Driveway Providing Off Street Parking
- Freehold
- Council Tax Band C, EPC Rating C

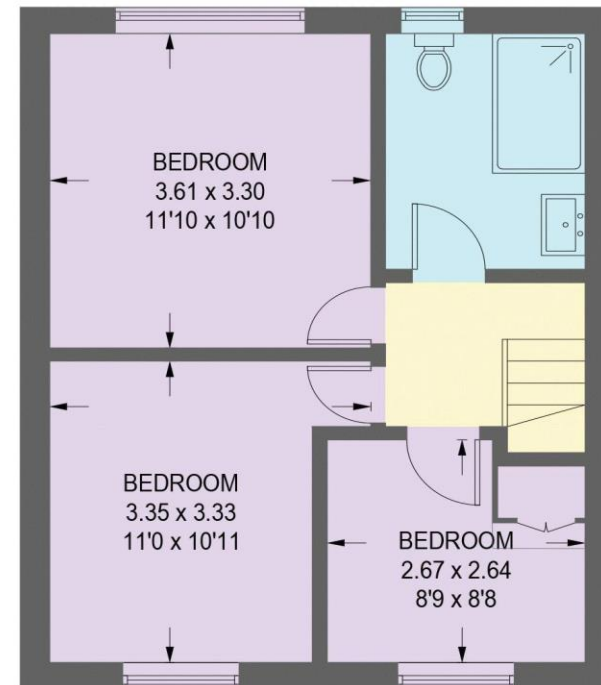


5 PLEASANT CLOSE

APPROXIMATE GROSS INTERNAL AREA = 125.3 SQ M / 1348 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
85.7 SQ M / 922 SQ FT



FIRST FLOOR = 39.6 SQ M / 426 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

