



## 45 Cleeve Hill Gardens, Waterthorpe, Sheffield, S20 7NP

Offers In The Region Of £237,500

- Detached Bungalow
- NO CHAIN
- uPVC DG/GCH
- Close to Major Road Networks
- Conservatory
- Two Bedrooms
- Great Local Amenities and Facilities
- Enclosed Low Maintenance Rear Garden
- Garage and Driveway

# 45 Cleeve Hill Gardens, Sheffield S20 7NP

Andersons are delighted to bring to the market this fine two bedroom detached property. Whilst being a well loved home the property would benefit from some basic cosmetic improvements allowing discerning buyers to create a lovely home to their own personal tastes and requirements.

Situated on a good-sized plot positioned within a quiet cul-de-sac and benefitting from uPVC double glazing, gas central heating, low maintenance gardens to the front and rear, as well as a good-sized driveway which leads to a single garage.

Waterthorpe is extremely sought after for its excellent local amenities, the area boasts Crystal Peaks Shopping Centre, Drakehouse Retail Park, Sheffield Supertram Networks and further local schools. Ideally placed for links to the M1 motorway networks and Sheffield City Centre the area is well served by local restaurants and gastro style pubs in the surrounding villages and excellent outdoor pursuits at Rother Valley Country Park.

The accommodation briefly comprises: Entrance Hall with cloaks cupboard, Fitted Kitchen, Living Room, two Bedrooms, Shower Room and Conservatory.



Council Tax Band: C



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Having a uPVC door with complimentary uPVC double glazed side panel and central heating radiator, A useful cloaks cupboard provides storage and houses the Vaillant combination boiler

#### KITCHEN

10'2" x 8'3"

Fitted with a comprehensive range of white shaker style units above and below square edged worksurfaces and metro style tiled splash backs. Incorporated within these units is a single drainer stainless steel sink with mixer taps, a 4 ring ceramic hob and electric oven. There is space and plumbing for a washing machine and fridge freeze. There is a wall mounted extractor fan, breakfast bar, a side facing uPVC double glazed window and a central heating radiator.

#### LIVING ROOM

17'4" x 10'4"

A well proportioned room which benefits from a front facing uPVC double glazed window, a central heating radiator, coving to the ceiling and a contemporary fire surround with marble effect back and hearth and an inset electric fire.,

#### BEDROOM ONE

12'9" x 10'4"

A good sized double bedroom with a central heating radiator, a range of built in bedroom furniture, coving to the ceiling and a rear facing uPVC double glazed window, with views onto the garden and onto woodland beyond.

#### BEDROOM TWO

9'1" x 7'8"

Previously utilised as a second sitting room and benefiting from a central heating radiator and a uPVC door with uPVC double glazed side panel.

#### SHOWER ROOM

5'11" x 4'11"

Fitted with a three piece suite comprising of an enclosed shower cubicle with electric shower, low flush w/c and a vanity wash hand basin

with storage below. There is a side facing uPVC double glazed window, tiles to the walls, an extractor fan and a heated towel radiator.

#### CONSERVATORY

9'10" x 8'2"

With a central heating radiator and uPVC double glazed windows and a uPVC sliding door which leads onto the rear garden

#### GARAGE

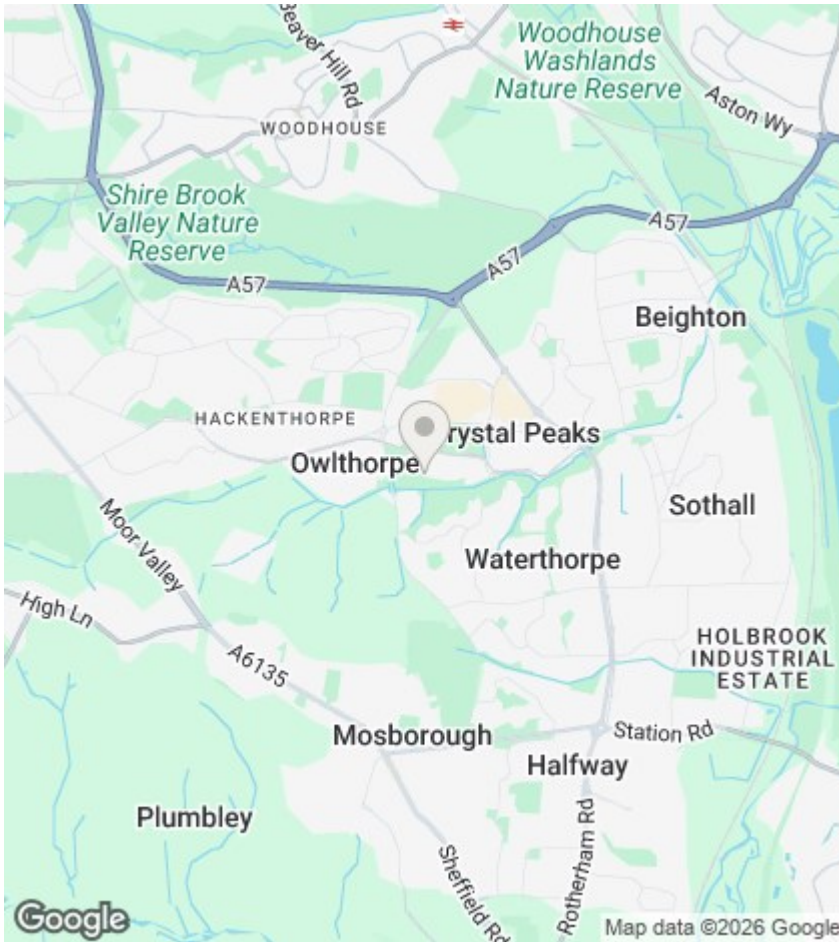
16'4" x 6'6"

With up and over doors, power and light

#### OUTSIDE

To the front of the property is a pleasant low maintenance garden with block paved driveway to the side which provides car standing space and in turn leads to the garage.

To the rear, which can be accessed from the left hand side of the property sees a low maintenance paved and gravelled garden which is enclosed and backs onto woodland.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

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>			
(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	

Approx. 72.3 sq. metres (777.9 sq. feet)

