







23 Beckton Court

Waterthorpe • Sheffield • S20 7LZ

Guide Price £300,000 - £325,000

A spacious and versatile four-bedroom, three-bathroom detached family home, tucked away on a quiet cul-de-sac in the popular area of Waterthorpe. Enjoying a woodland backdrop, this well-presented property offers generous living accommodation, a private driveway and a secure, family-friendly garden. The accommodation begins with a welcoming front porch leading into a spacious entrance hallway, complete with a ground-floor WC and useful cloakroom storage. The dual-aspect living room is bright and inviting, featuring a large front window and sliding patio doors opening onto the rear garden, creating a homely space filled with natural light. The hub of the home is a spacious dining kitchen, offering a flexible and sociable family space. Fitted with a range of matching wall and base units, there is ample worktop space, room for appliances, and space for a dining table. A separate utility room provides additional storage and plumbing, with a door giving direct access to the garden. Adjoining the kitchen is a versatile additional reception room, ideal for home working, a playroom, snug or occasional guest bedroom if required. To the first floor, the property offers four generously proportioned bedrooms, three of which are doubles. Two bedrooms benefit from en-suite shower rooms, while the fourth bedroom, although smaller, is still a good-sized single. All bedrooms are finished in neutral décor with carpeting, and the rear-facing rooms enjoy pleasant leafy views. The family bathroom is fitted with a modern three-piece white suite, including a shower over the bath. Externally, the property boasts a driveway providing parking for multiple vehicles. To the rear is a private, enclosed garden, predominantly laid to lawn with a decked terrace, perfect for entertaining or relaxing. The garden is bordered by established hedging and fencing, offering excellent privacy and security for families. Beckton Court is a quiet, family-friendly cul-de-sac in the popular Waterthorpe area of Sheffield (S20). The location is ideal for families, offering a peaceful setting with nearby green spaces and woodland walks, while still being close to local shops, schools and amenities. Excellent transport links provide easy access to Crystal Peaks Shopping Centre, the Supertram network and major road routes, making commuting simple while enjoying a safe, residential environment.



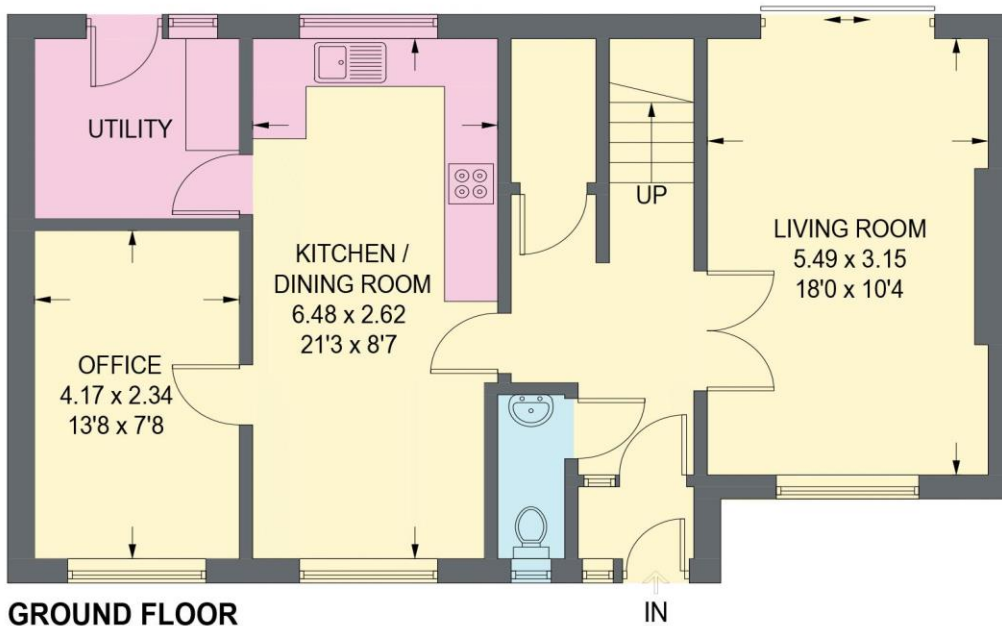


- Detached Family Home in Waterthorpe
- 4 Bedrooms & 3 Bathrooms
- Quiet Cul De Sac Location
- Flexibale Family Space
- Light & Airy Accommodation
- Great Transport Links & Local Amenities
- Private Enclosed Rear Garden
- Driveway for Multiple Vehicles
- Freehold & No Chain
- Council Tax Band D, EPC Rating TBC

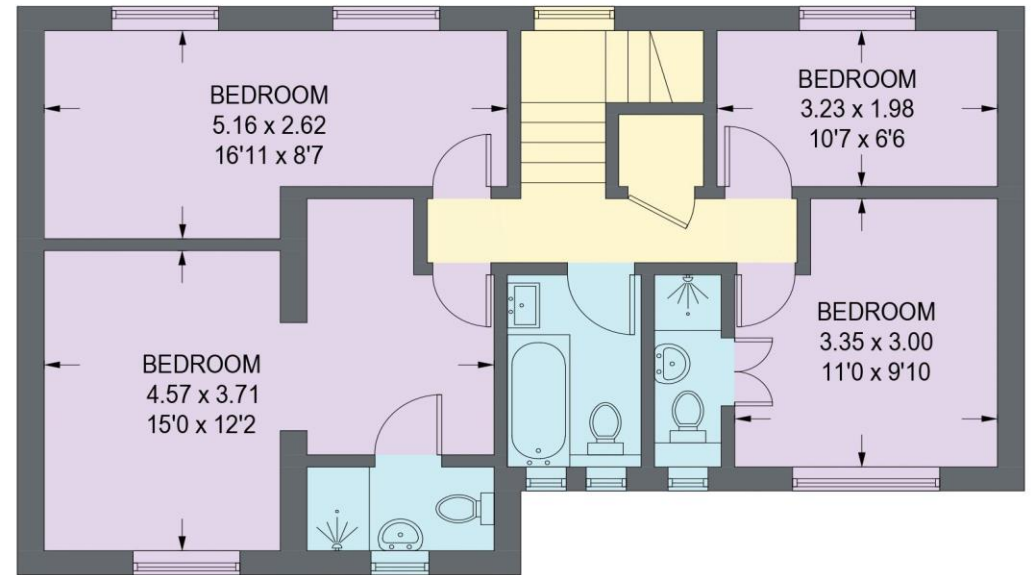


23 BECKTON COURT

APPROXIMATE GROSS INTERNAL AREA = 130.2 SQ M / 1401 SQ FT



GROUND FLOOR
66.6 SQ M / 717 SQ FT



FIRST FLOOR
63.6 SQ M / 684 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1270321)



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