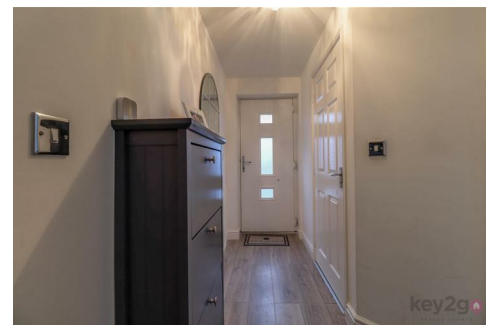


Marketing Preview



55 Sevenairs Road, Beighton, Sheffield, S20 1NY

£240,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



*** GUIDE PRICE £240,000 - £250,000 *** A unique opportunity to purchase this stunning, high-specification home situated on a highly sought-after estate. Beautifully presented throughout, the property boasts a stylish open-plan kitchen/diner with a useful utility cupboard, a modern downstairs WC and a contemporary family bathroom. Externally, the property benefits from off-road parking, a garage and a landscaped, low-maintenance garden. Ideally located within walking distance to the Peak District, local amenities, Drakehouse Retail Park and the tram network, this exceptional home must be viewed to be fully appreciated.

SUMMARY

*** GUIDE PRICE £240,000 - £250,000 *** A unique opportunity to purchase this stunning, high-specification home situated on a highly sought-after estate. Beautifully presented throughout, the property boasts a stylish open-plan kitchen/diner with a useful utility cupboard, a modern downstairs WC and a contemporary family bathroom. Externally, the property benefits from off-road parking, a garage and a landscaped, low-maintenance garden. Ideally located within walking distance to the Peak District, local amenities, Drakehouse Retail Park and the tram network, this exceptional home must be viewed to be fully appreciated.

Composite door opens into a welcoming hallway with stairs rising to the first floor and access to the downstairs WC fitted with a wash basin and close-coupled WC. The bright lounge features a stylish acoustic-panelled feature wall and a front-facing window. To the rear is the stunning kitchen/diner, fitted with shaker-style wall and base units, integrated appliances and a useful understairs utility cupboard. French doors open out to the rear garden, creating a perfect space for modern family living.

Stairs rise to the first floor landing with an over-stairs storage cupboard and access to a large loft space offering ample head height and housing the boiler. The rear-facing double bedroom benefits from built-in wardrobes, while the second double bedroom to the front features a useful storage cupboard. The third bedroom is a single room to the rear, currently used as a nursery. The stylish family bathroom comprises a bath with overhead shower, pedestal wash basin and close-coupled WC.

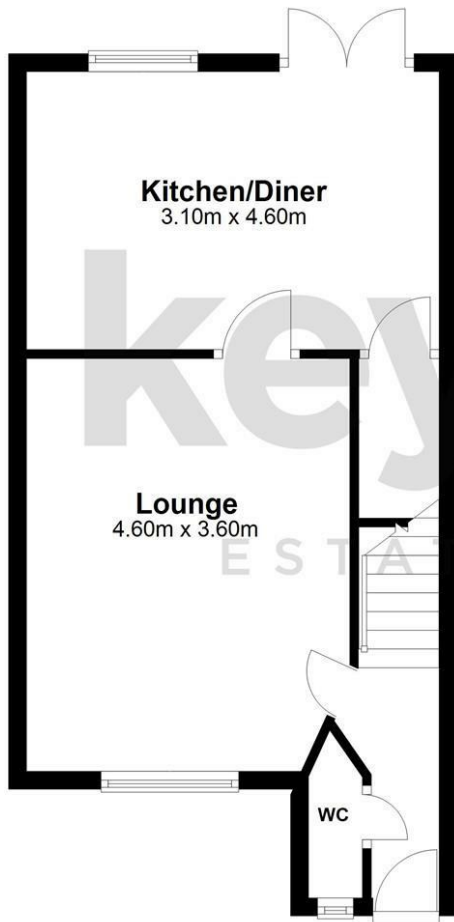
To the front of the property is a pebbled area with parking available directly outside the house. There is a secure shared side path providing access to the rear. A separate driveway leads to the garage, which benefits from power and an electric vehicle charging point. The rear garden is enclosed and low maintenance, featuring a patio area, artificial lawn, shed and fencing to the boundaries. Access to bin storage is shared with neighbouring properties to the rear.

PROPERTY DETAILS

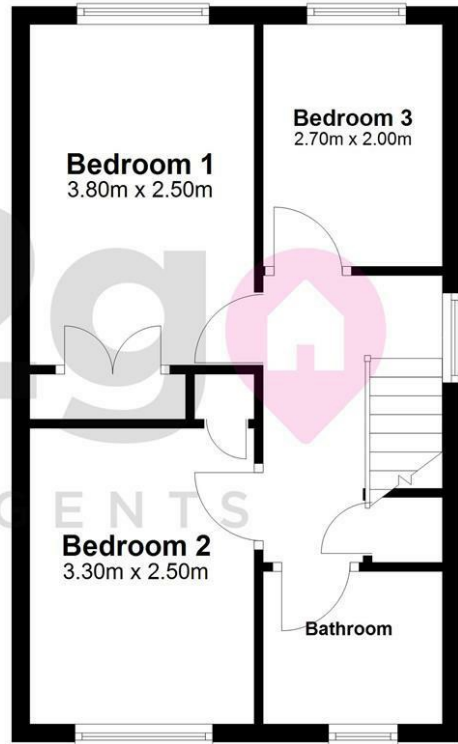
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

