

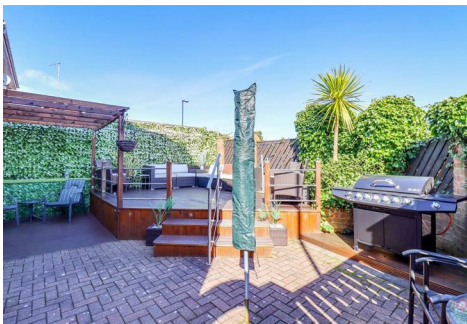
Marketing Preview



17 Winterton Gardens, Sheffield, S12 4NA

£300,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to acquire this spacious three-bedroom extended detached home, ideally situated within a popular residential area. Offering generous accommodation throughout, the property benefits from two well-proportioned reception rooms and the added convenience of a downstairs WC. Occupying an impressive plot, the home enjoys ample off-road parking, a garage providing additional storage, and a low-maintenance enclosed garden—perfect for families and outdoor entertaining. Ideally located for a wide range of local amenities, the property is within easy reach of Crystal Peaks Shopping Centre and Drakehouse Retail Park. Excellent public transport links are available nearby, along with convenient road connections to Sheffield City Centre and the Sheffield Parkway. A selection of well-regarded local schools are also within close proximity, making this an ideal home for families.

- SHEFFIELD CITY COUNCIL
- COUNCIL TAX BAND C
- SOLAR PANELS

For room measurements, please see floorplan.

SUMMARY

A fantastic opportunity to acquire this spacious three-bedroom extended detached home, ideally situated within a popular residential area. Offering generous accommodation throughout, the property benefits from two well-proportioned reception rooms and the added convenience of a downstairs WC. Occupying an impressive plot, the home enjoys ample off-road parking, a garage providing additional storage, and a low-maintenance enclosed garden—perfect for families and outdoor entertaining. Ideally located for a wide range of local amenities, the property is within easy reach of Crystal Peaks Shopping Centre and Drakehouse Retail Park. Excellent public transport links are available nearby, along with convenient road connections to Sheffield City Centre and the Sheffield Parkway. A selection of well-regarded local schools are also within close proximity, making this an ideal home for families.

A welcoming entrance hallway provides a practical introduction to the home and offers access to the bright front-facing lounge, featuring a large window that fills the room with natural light. Stairs rise from the lounge to the first floor.

From the lounge a door leads through to the spacious living/dining area with underfloor heating, an ideal space for both relaxing and entertaining, with two sets of patio doors opening out to the rear garden and creating a wonderful connection between indoor and outdoor living. This family space also benefits from a useful utility cupboard and a convenient downstairs WC.

Completing the ground floor is the stylish and well-appointed kitchen with integrated appliances including a dishwasher, fridge freezer and hob. The kitchen offers modern fittings and provides a side door giving direct access to the outside.

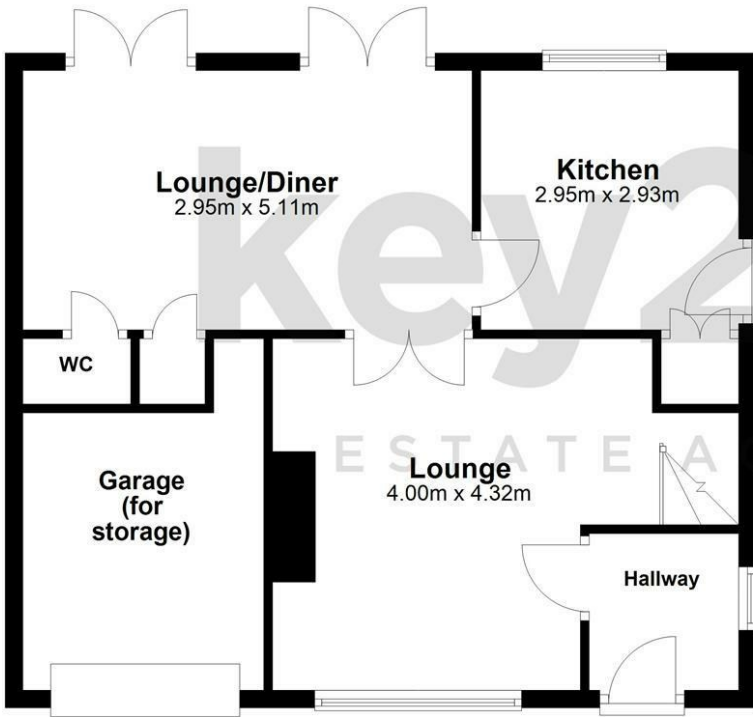
Stairs rise to the first-floor landing, which provides access to three well-proportioned bedrooms. There are two spacious double bedrooms, both benefiting from fitted wardrobes, along with a further single bedroom, ideal for use as a nursery, home office, or guest room. The accommodation is completed by a family bathroom fitted with a modern suite.

To the front, the property features a block-paved driveway offering ample off-road parking, complemented by mature shrubbery for added curb appeal. At the rear, a low-maintenance garden provides a decked seating area, benefitting from ample outdoor lighting, a patio for outdoor dining, and is fully enclosed with fencing, creating a private and versatile outdoor space.

PROPERTY DETAILS

- FREEHOLD

Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | 75 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

