



Hillcote Close Fulwood Sheffield S10 3PT
Guide Price £450,000

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GUIDE PRICE £450,000-£475,000 ** FREEHOLD ** Located on a corner plot on this quiet cul-de-sac is this two double bedroom detached bungalow which benefits from off-road parking, garage with electric door, uPVC double glazing and gas central heating. Situated close to a wealth of shops and amenities, there are also regular bus routes giving easy access to the Universities, Hospitals and the Peak District and the property is within the catchment area of Hallam and Tapton schools. The property has outline planning permission to extend to the side.

The well presented living accommodation briefly comprises: enter via an extended porch into the entrance hall with two storage cupboards and access into the partly boarded loft space, the kitchen, lounge, the two bedrooms and the bathroom. The kitchen/breakfast room has a range of wall, base and drawer units with a contrasting worktop which incorporates the sink and drainer. Integrated appliances include a double electric oven, four ring hob with extractor above, further integrated fridge and freezer along with housing and plumbing for a washing machine and dishwasher. There is a skylight allowing natural light, a breakfast bar and access to the integral garage which houses the gas boiler. The well proportioned lounge has an attractive fireplace, two Velux windows allow lots of natural light and uPVC French doors which open to an extended garden room, which is currently used as a dining room and has further uPVC doors opening onto the rear garden, providing a perfect extension for indoor/outdoor dining.

The principal double bedroom has fitted wardrobes, a dressing table and drawers and the added advantage of a WC and wash basin off. Double bedroom two is to the front aspect. The stylish bathroom is fully tiled and has a four piece suite including bath with shower attachment, shower enclosure, WC and wash basin, complemented with a chrome towel radiator.

- WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW
- KITCHEN/BREAKFAST ROOM
- LOUNGE WITH TWO VELUX WINDOWS
- EXTENDED GARDEN/DINING ROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- GARAGE
- GARDENS TO THREE SIDES
- QUIET CUL DE SAC
- AMENITIES, TRANSPORT LINKS & SCHOOLS CLOSE-BY
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

A block-paved driveway leads to the garage. Gardens to three sides, including a front garden with planted area. Side lawn garden. A gate opens to the fully enclosed rear garden which is mostly gravelled for easy maintenance and has a patio.

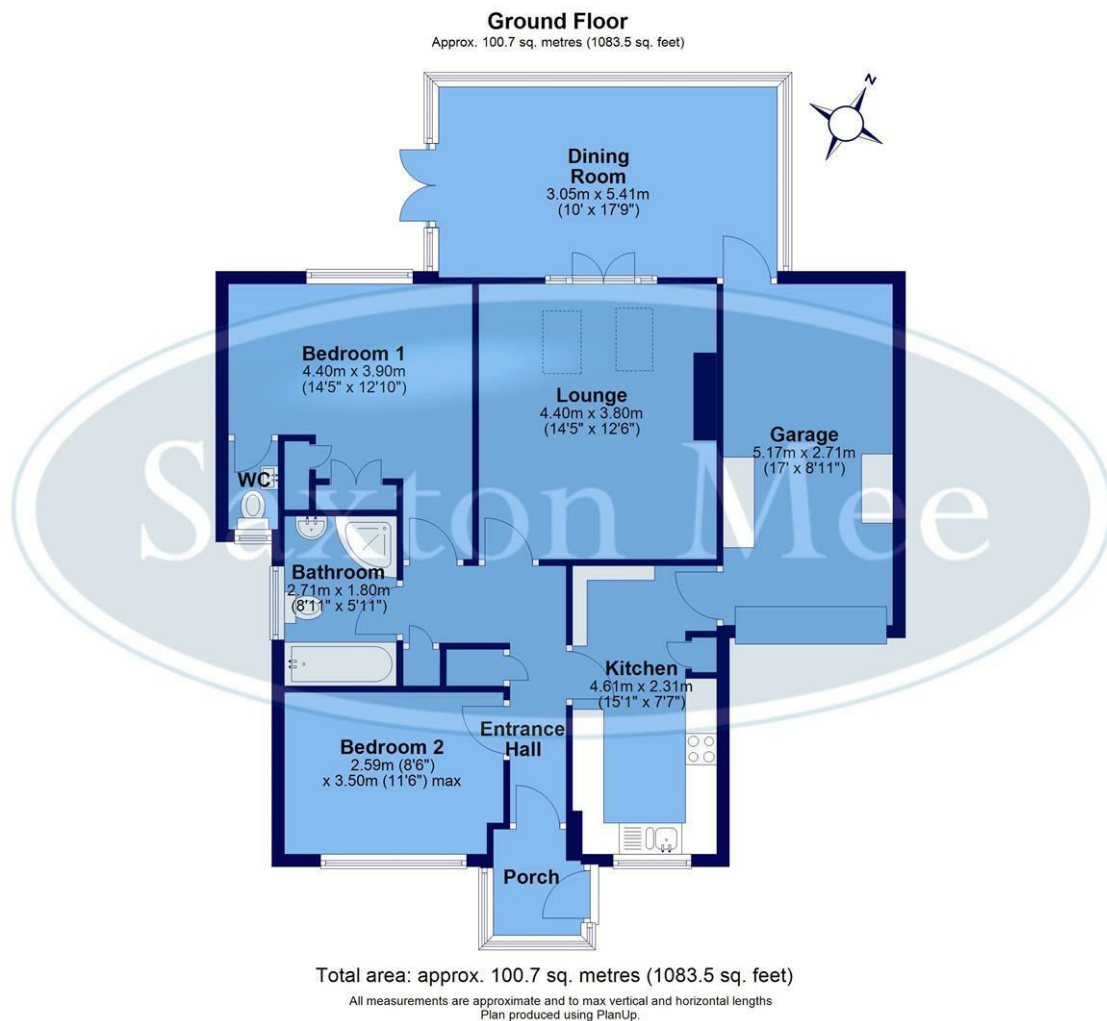
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

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