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ESTATE AGENTS

## Marketing Preview















**31 Tivey Road, Eckington, Sheffield, S21 4LG**

**£465,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 1**




















This stunning and spacious three-storey family home was built in 2020 and offers an exceptional standard of modern living throughout. The property boasts five generous bedrooms, including a luxurious master bedroom with a dressing area and en-suite bathroom. There is a large kitchen/diner and a spacious living room, providing ideal spaces for both family life and entertaining. Additional features include a utility room, a downstairs WC, a double driveway and an integrated garage. Outside, the property benefits from a low-maintenance garden, perfect for enjoying the outdoors with minimal upkeep. Situated on a sought-after development, the home enjoys excellent road links to local schools, the motorway, Sheffield and Chesterfield. Finished to an impressive standard, this beautiful home offers the feel and quality of a new-build property.

## SUMMARY

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The property welcomes you with a spacious and inviting hallway, leading to front-facing room that could be used as a snug, playroom or home office. There is also a large downstairs WC and useful under-stairs storage. Stairs rise to the first floor, while to the rear of the property is a generous kitchen/diner, offering an excellent family space centred around a stunning kitchen. Patio doors provide access to the rear garden, allowing plenty of natural light to flow into the room. The kitchen also benefits from access to a useful utility room, adding further practicality to this impressive family home.

Stairs rise to the first floor, where you will find a larger-than-average lounge featuring three windows to the front, allowing plenty of natural light to fill the space. There are also two good-sized double bedrooms and a spacious family bathroom, providing comfortable accommodation for family living.

Stairs rise to the second floor, where you will find a spacious master suite to the front of the property, complete with a stylish dressing area and a modern en-suite shower room. To the rear are two further good-sized double bedrooms.

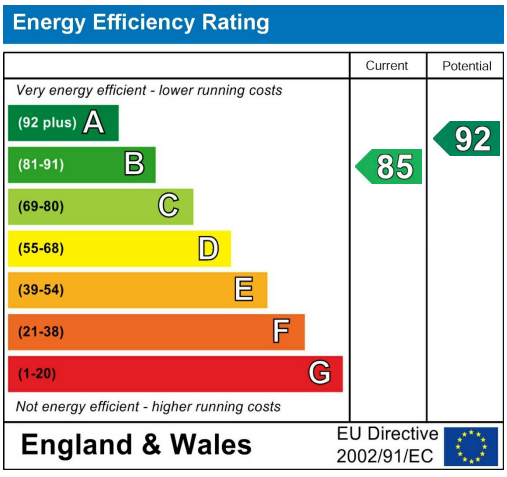
To the front of the property is a double driveway providing ample off-road parking, alongside a small lawned area. There is access to the integrated garage, which benefits from power and lighting and houses the boiler. A side path leads to the rear garden, which is fully enclosed and designed for low maintenance. The garden features a large decked area, ideal for outdoor dining and entertaining, together with a lawned area, creating a pleasant space for the whole family to enjoy.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND F - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

FOR MEASUREMENTS PLEASE SEE FLOORPLAN







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