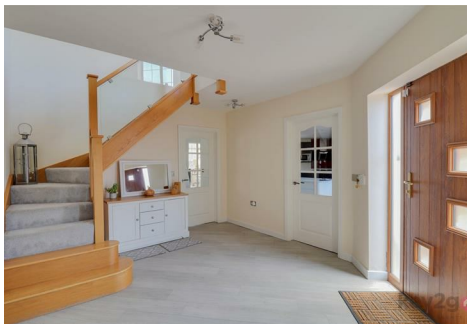


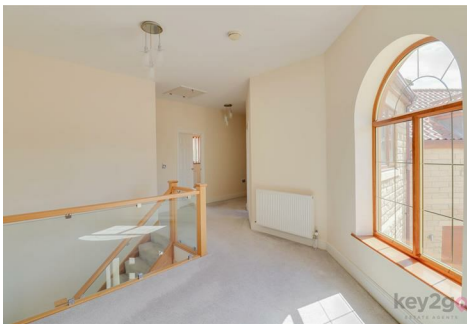
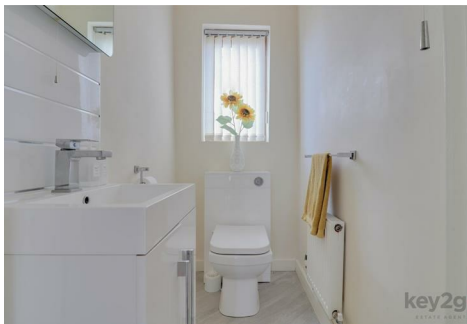
Marketing Preview



75 Westthorpe Road, Killamarsh, Sheffield, S21 1ET

£695,000

Bedrooms 5, Bathrooms 3, Reception Rooms 3



A VIEWING IS A MUST! An exclusive opportunity to acquire this impressive stone-built, five-bedroom detached family home, occupying a generous plot in the ever sought after village of Killamarsh.

Boasting outstanding kerb appeal, this substantial property offers spacious and versatile accommodation throughout, including three reception rooms, a formal home office, and a convenient ground floor WC.

The home is complemented by five well-proportioned bedrooms and three bathrooms, with the superb principal suite featuring an en-suite bathroom and a walk-in wardrobe. Externally, the property benefits from ample off-road parking, a double garage, and a beautifully presented, low-maintenance rear garden, ideal for relaxing or entertaining.

Offered to the market chain free, this outstanding family home is perfectly positioned close to an excellent range of schools and a wide choice of local amenities.

SUMMARY

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Stepping through the front door, you are welcomed into a bright and spacious entrance hallway, creating an impressive first impression, with a staircase rising to the first floor. The generous living room enjoys a beautiful side-facing bay window, flooding the space with natural light. The ground floor also benefits from a convenient WC, a formal home office, and a formal dining room, providing the perfect setting for both family life and entertaining. The dining room offers direct access to the utility room and features sliding patio doors opening onto the rear garden, seamlessly blending indoor and outdoor living. Open-plan to the dining area is the heart of the home – a stunning breakfast kitchen, fitted with an extensive range of contemporary high-gloss wall and base units, offering ample storage. The kitchen flows effortlessly into the impressive orangery, creating a superb space for relaxing and entertaining while enjoying views over the garden.

A lift provides convenient secondary access to the first floor, making the home suitable for a variety of lifestyles, while an integral door leads directly into the spacious double garage.

The staircase rises to an impressive, light-filled first-floor landing, enhanced by a striking feature arch window that creates a wonderful sense of space. The exceptional principal bedroom suite boasts a fabulous walk-in wardrobe, a stylish en-suite bathroom, and an extensive range of fitted wardrobes, offering an abundance of storage. The first floor continues to impress with a larger-than-average second double bedroom, complete with its own en-suite shower room, alongside a further generous double bedroom. The fourth bedroom is a well-proportioned single room and benefits from a walk-in wardrobe, making it an ideal bedroom, dressing room or

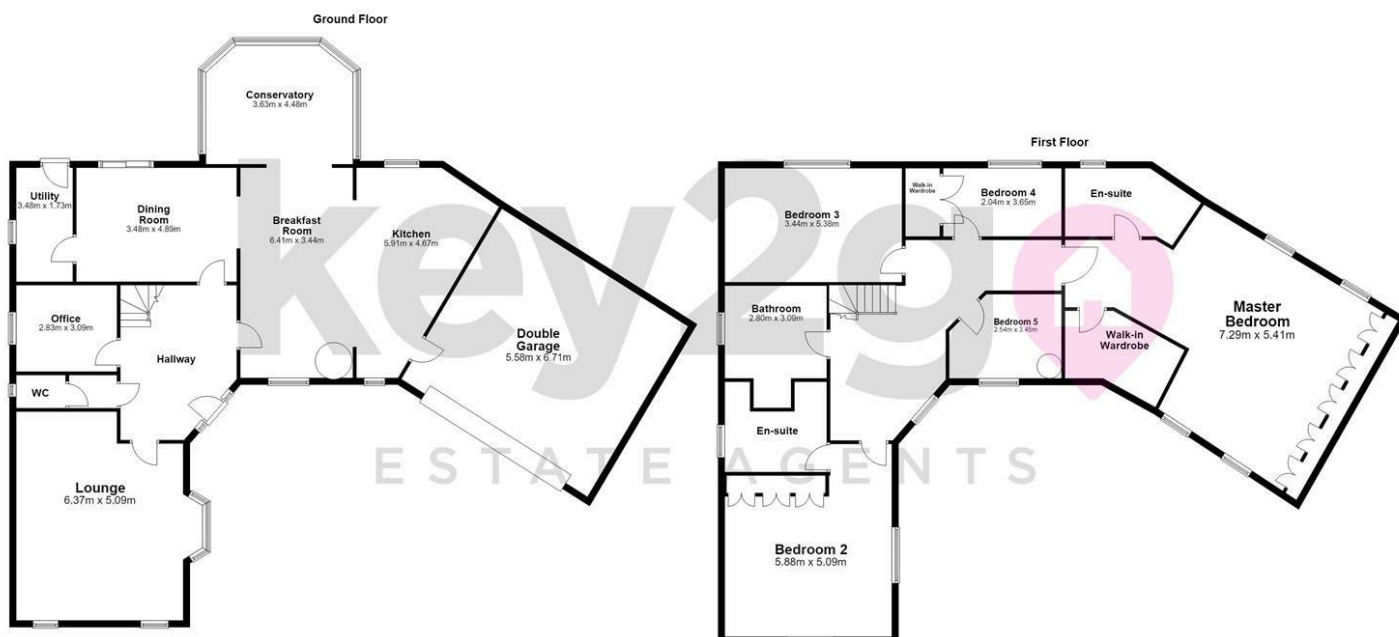
nursery. The fifth bedroom enjoys direct access via the lift, providing excellent flexibility and accessibility. Completing the accommodation is a beautifully appointed family bathroom, featuring a luxurious double Jacuzzi bath, creating the perfect space to relax and unwind.

Externally, the property has exceptional kerb appeal, with beautifully maintained lawns and a generous driveway that provides ample off-road parking and leads to the double garage, complete with an electric up-and-over door. To the rear, the property boasts a well-proportioned, low-maintenance garden, thoughtfully designed with a paved patio seating area and a neatly maintained lawn, providing the perfect space for outdoor dining or entertaining.

PROPERTY DETAILS

- FREEHOLD - PLEASE NOTE: THE PROPERTY OWNS THE RIGHTS OF ACCESS OVER ROSS COURT TO THE REAR (ASK THE OFFICE FOR MORE DETAILS)
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CONVENTIONAL BOILER
- COUNCIL TAX BAND F - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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 	

