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ESTATE AGENTS

Marketing Preview















12 Ivyside Gardens, Killamarsh, Sheffield, Derbyshire, S21 1JW

£350,000

Bedrooms 4, Bathrooms 3, Reception Rooms 2

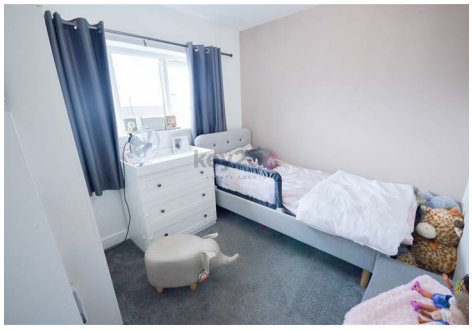
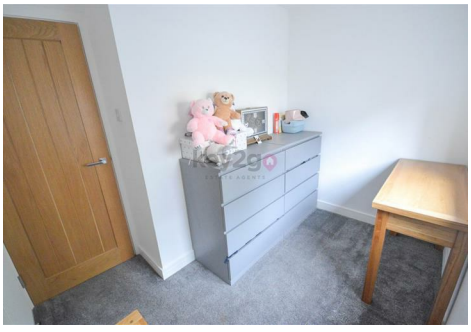















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SUMMARY

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KITCHEN 11'8" x 12'0"

Enter through composite door kitchen fitted with ample modern high gloss wall and base units, resin worktops and built in sink with mixer tap. Integrated Neff oven, microwave oven, induction hob and extractor fan. Integrated bin and space for American style fridge/freezer. Loaded bearing fitted table and under stairs storage. Spot lighting, window, wood flooring and neutral decor. Door to hallway.

HALLWAY

With wood flooring and neutral decor. Spot lighting, radiator and Stair rise to first floor landing. Doors to utility room and garage.

UTILITY ROOM

A useful room fitted with wall and base units, sink with mixer tap and under counter space for tumble dryer and washing machine. Spot lighting, ladder style radiator, wood flooring and neutral decor. Opening to dining room and door to downstairs WC.

DINING ROOM 10'10" x 7'5"

A good sized reception room with wood flooring and neutral decor. Spot lighting, down light and radiator.

DOWNSTAIRS WC

Comprising of toilet with built in sink, spot lighting and towel radiator. Wooden flooring and neutral decor.

STAIRS/LANDING

Wooden stair rise to first floor landing with spot lighting and patio door onto side of property. Doors to three bedrooms, lounge, store cupboard and shower room.

A further carpet stair rise with glass bannister leads from the lounge to second floor landing with spot lighting, two velux style windows and eaves storage. Doors to bedroom and bathroom.

LOUNGE 17'11" x 11'7"

A good sized lounge with neutral decor and carpet and wooden flooring. Spot lighting, wall lighting and ceiling light. Radiator and bay window.

BEDROOM ONE 14'2" x 11'9"

A bright and spacious double bedroom with carpet flooring and neutral decor. Wall lighting, radiator and eaves storage. Two velux windows and triangular window with stunning views.

BEDROOM TWO 10'9" x 11'7"

A second double bedroom with wood flooring, neutral decor and fitted wardrobes. Ceiling light, radiator and sliding patio doors leading onto rear garden.

BEDROOM THREE 8'8" x 9'3"

A third double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the front.

BEDROOM FOUR 7'5" x 9'3"

A fourth good sized single bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BATHROOM 10'9" x 11'11"

Comprising of freestanding bath, built in WC and circular freestanding sink. Spot lighting, radiator, obscure glass window and two velux style windows. Tiled flooring and part tiled walls.

SHOWER ROOM 7'6" x 5'10"

Having large shower cubicle with plumbed in shower and screen, sink and WC. Tiled flooring and walls. Large storage cupboard with sliding mirror doors.

OUTSIDE

To the front of the property is a block paved driveway for three cars and access to garage.

Situated over three floors to the rear of the property is an enclosed garden with decked area, steps to artificial grass and hot tub. Further steps leads to patio area. Outside lighting, plug socket on each level and outside tap. Access to the side of the property.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

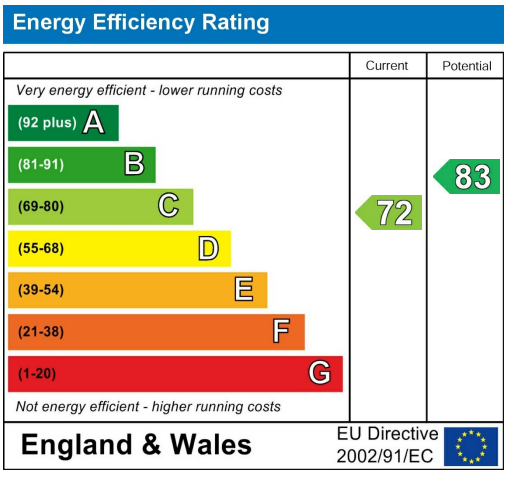
1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.

2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1491 sq.ft. (138.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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