



Crofters Close,

welcome to

Crofters Close,

Lovely three bedroom detached property located in the sought after village of Killamarsh. Popular estate, kitchen, lounge/dining room, sun room with Bi fold doors. Three bedrooms, en-suite. Gardens and driveway, Viewings recommended!

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Hall

Entrance door and side facing double glazed window.

Kitchen

Having a range of wall and base units, inset sink with tiled splash back. Electric oven and hob, integrated dish washer. Front facing double glazed window and radiator. Courtesy door leads to the garage.

Lounge/Dining Room

Rear facing double glazed window and two radiators. A feature of the room is the fireplace with electric fire. An opening leads to the sun room. Open plan staircase leading to the first floor accommodation.

Sun Room

Having double glazed windows and Bi fold doors leads to the garden. Lantern skylight and two radiators.

Landing

Side facing double glazed window, radiator and loft access.

Bedroom One

Rear facing double glazed window, radiator and fitted wardrobes.

En-Suite

A suite comprising shower cubicle, wc and wash hand basin. Rear facing double glazed window and radiator.

Bedroom Two

Front facing double glazed window and radiator.

Bedroom Three

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath, wc and wash hand basin. Rear facing double glazed window and radiator.

Drive & Garage

There is a drive to the front of the property. The garage is used for storage and has plumbing for a washing machine and dryer.

Garden

To the rear of the property is an enclosed lawned garden and paved seating area.



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Crofters Close,

- *** Internal Images Coming Soon***
- Lovely detached property
- Three bedrooms, en-suite
- Gardens
- Cul de sac position

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£290,000

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Property Ref:
CPK115218 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



williamhbrown.co.uk