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ESTD 1840

## 9 East Court Carriage Spring Drive

Broomhill, Sheffield, S10 3HH

Price Guide £350,000



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# 9 East Court Carriage Spring Drive



## Description

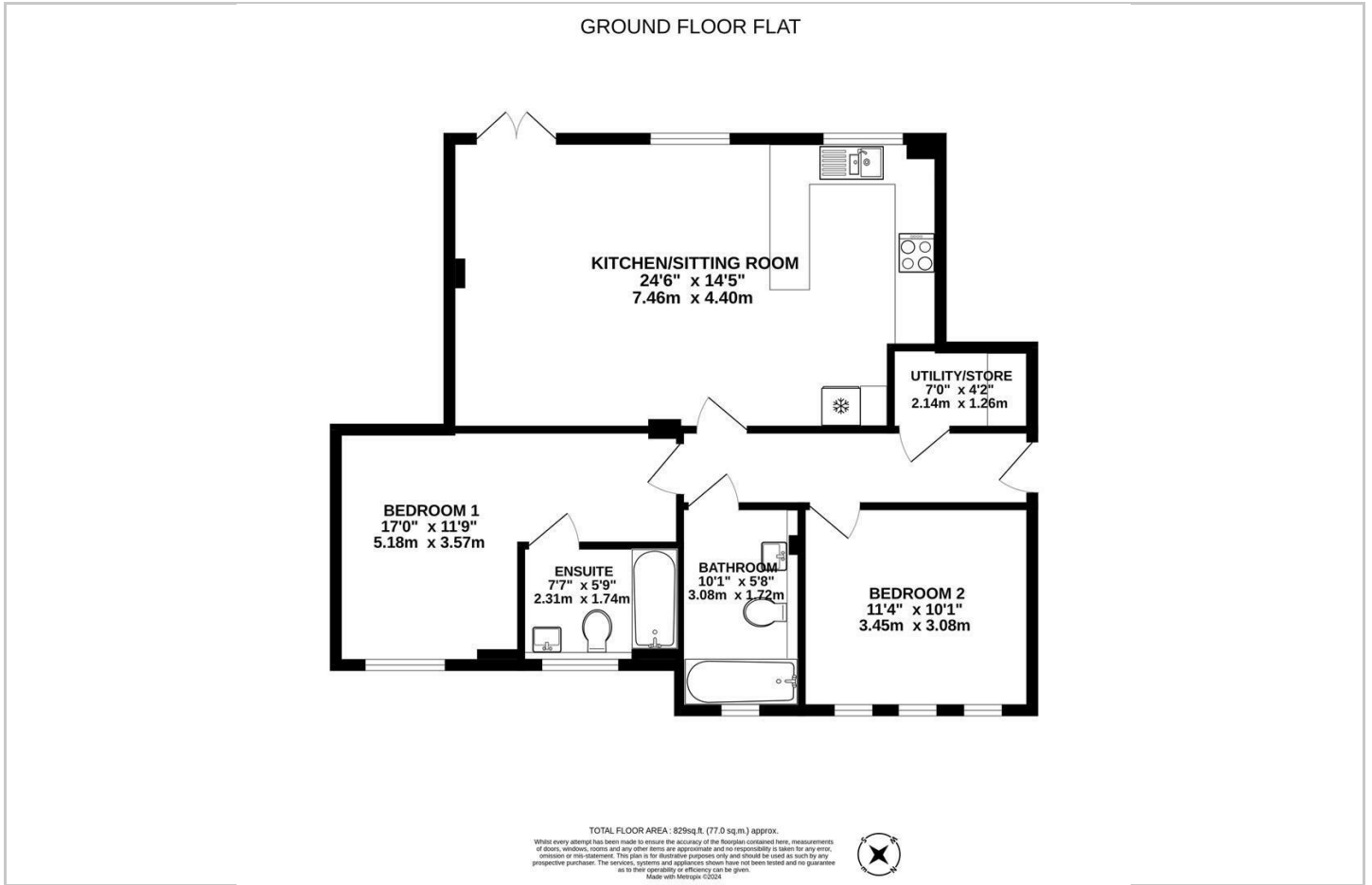
Price Guide £350,000 - £375,000. This gorgeous, ground floor 'Garden Apartment' occupies a superb position, on the fringe of Broomhill, on this smart development that was recently constructed by PJ Livesey. The property has a beautifully styled and well presented layout that includes a fabulous, open plan living kitchen that overlooks and accesses the private, south facing garden. There are modern fixtures and fittings in all the right places, including elegant Quartz work surfaces in the kitchen and quality sanitaryware in both bathrooms. The property is tucked away on this well regarded development, away from the hustle and bustle of Broomhill yet convenient to access the excellent amenities that are found in this neighbourhood and combine to make the area such a popular place to live.

- No onward chain and an excellent EPC rating of C80 helping to reduce costly utility bills.
- Two double bedrooms.
- Modern fitted kitchen with Quartz working surfaces that extend to a breakfast bar peninsular.
- Ground floor apartment with private, south facing garden,
- Large, open plan living kitchen with defined seating and dining areas, all overlooking the lovely sunny garden.
- Allocated off road parking with two spaces





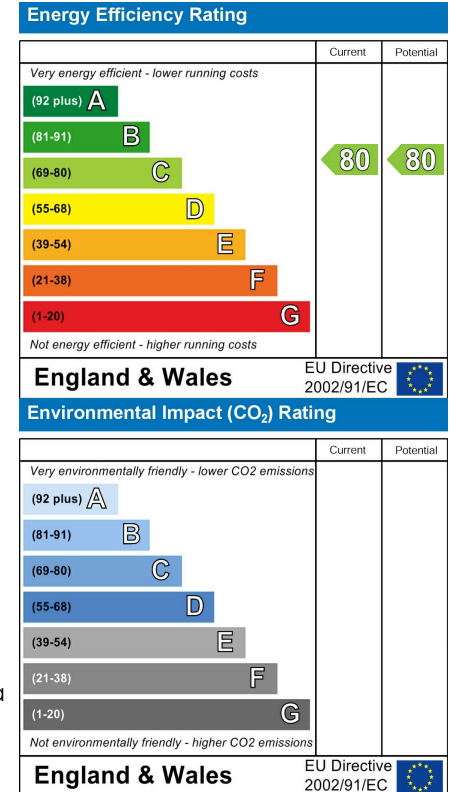
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our ELR Banner Cross Office on 0114 268 3388 if you wish to arrange a viewing appointment for this property or require further information.

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