

# HUNTERS®

HERE TO GET *you* THERE

**22 Marstone Crescent, Sheffield, S17 4DH**

**Asking Price £500,000**

**Property Images**





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Total Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only

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## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Map



## Details

Type: Bungalow - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Hunters are delighted to bring to market an immaculately presented detached dormer bungalow in Totley. Located over 2 floors this property comprises 4 bedrooms, 2 bathrooms, Kitchen diner, large lounge, Dining room, ground floor bedroom with ensuite, and a beautiful enclosed rear garden. The house benefits from combination gas central heating, double glazing, driveway and garage set back.

The property opens into a porch and then a hallway. The bay fronted dining room is complemented by period features. The master bedroom with front facing bay window front with ensuite. The dining kitchen offers a spacious light room. The Kitchen hosts a range of wall and base units with worktops and splash backs. There is space for appliances and the fireplace can house a range cooker. There is space for a dining table and features a large window overlooking the rear garden. From the kitchen there is access to the rear garden and detached garage.

Stairs rise to the first-floor open landing with a side facing Velux. To the rear are two double bedrooms which overlook the garden. Bedroom 4 is to the front which can be used as an office or occasional bedroom and there is also a family bathroom.

The front of the property has a driveway providing off street parking with a driveway leading to a detached garage. The attractive enclosed rear garden which is laid mainly to lawn with borders and space for a greenhouse.

Totley is well-placed for local shops and amenities in Totley Rise, Totley Library, public transport, highly regarded local schools, recreational facilities and access to Dore Train Station, the city centre, hospitals, universities, and the Peak District.

## Features

- No Onward Chain
- 4 Bed 2 bath detached dormer bungalow
- Two Reception Rooms
- Master Bedroom with ensuite on the ground floor
- Kitchen diner
- Attractive rear garden
- Detached single garage
- Well presented throughout
- Well regarded local schools
- Within easy reach of the Peak District