

## Marketing Preview



**28 Darfield Avenue, Owlthorpe, Sheffield, S20 6SU**

**£340,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**





A unique opportunity to purchase this four bedroom detached property which is tucked away in a cul-de-sac location. Offering a master bedroom with an ensuite and a downstairs WC. Also having off road parking, a garage and a generous sized rear garden. Close to tram routes, amenities and road links to the City Centre. Perfect spacious family home!

### SUMMARY

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### HALLWAY

Enter via a uPVC door into the welcoming hallway with a built in welcome mat, wooden flooring and the stair rise to the first floor. Ceiling light, radiator and doors to the WC, lounge and kitchen/diner.

### WC 3'1" x 6'6"

Comprising of a close coupled WC and wash basin. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring.

### LOUNGE 11'3" x 14'2"

A bright and spacious reception room with neutral decor and carpeted flooring. Ceiling light, radiator and bay window to the front. Open to the dining room.

### DINING ROOM 10'10" x 10'0"

Having continued decor and flooring from the lounge, ceiling light and radiator. Patio doors to the rear.

### KITCHEN/DINER 16'3" x 10'11"

A spacious kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. One and a half stainless steel sink with a drainer and mixer tap. Double oven, hob and extractor fan. Integrated fridge and under counter space for a washing machine. Spotlighting, radiator and two windows to the rear. UPVC door to the rear and door to the integral garage.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, access to the loft and storage cupboard. Doors to the four bedrooms and bathroom.

### BEDROOM ONE 10'9" x 11'3"

A large double bedroom with a feature wallpapered wall, carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the front with open views. Door to the ensuite.

### ENSUITE 6'8" x 4'11"

Comprising of a shower cubicle with an overhead shower, pedestal sink and close coupled WC. Spotlighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

### BEDROOM TWO 13'3" x 12'6"

A generous sized double bedroom with wallpapered walls and carpeted flooring. Ceiling light, radiator and window to the front with open views.

### BEDROOM THREE 10'9" x 9'0"

A large double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

### BEDROOM FOUR 9'6" x 12'1"

A fourth good sized double bedroom with a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 7'3" x 5'4"

Comprising of a bath with an overhead shower, pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and tiled flooring

### OUTSIDE

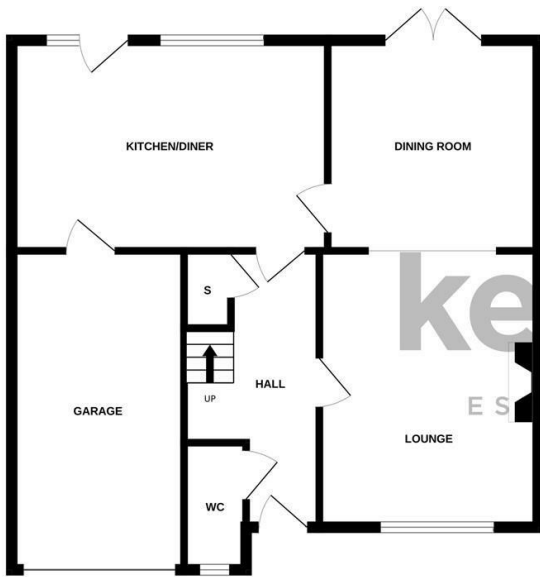
To the front of the property is a patterned concrete driveway with off road parking for three cars. Side path to the rear and a large integral garage with power and lighting.

To the rear of the property is a large and tiered garden with a patio and lawn area. Mature trees and shrubbery. Shed and two greenhouses. Wall and fencing to the boundary.

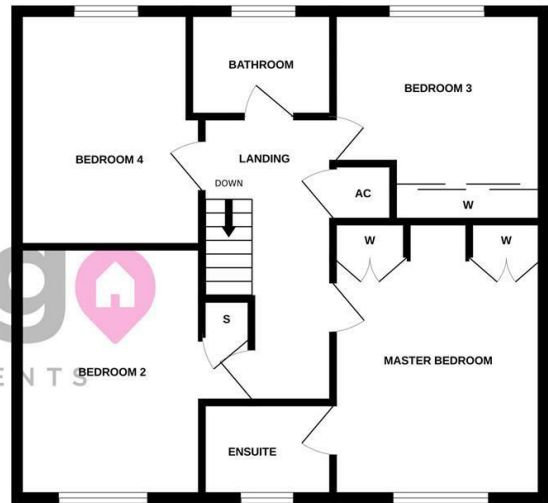
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1381 sq.ft. (128.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

