

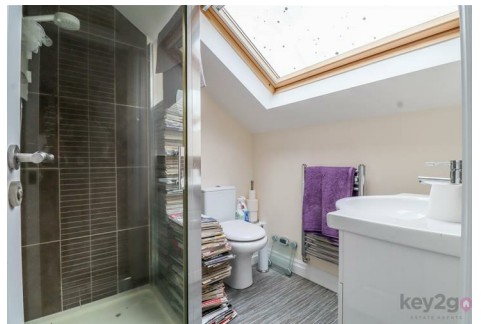
Marketing Preview



27 Lound Road, Sheffield, S9 4BH

£260,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



A unique opportunity not to be missed! This substantial self-built semi-detached home, constructed in 2013, offers spacious and versatile accommodation arranged over three floors. Beautifully presented throughout and ready to move straight into, the property boasts three generous double bedrooms, including a superb master bedroom with ensuite, spacious reception rooms including a large conservatory. Having a downstairs W/C and further benefits include a double-width driveway, enclosed rear garden, and modern fixtures and fittings throughout.

SUMMARY

A unique opportunity not to be missed! This substantial self-built semi-detached home, constructed in 2013, offers spacious and versatile accommodation arranged over three floors. Beautifully presented throughout and ready to move straight into, the property boasts three generous double bedrooms, including a superb master bedroom with ensuite, spacious reception rooms including a large conservatory. Having a downstairs W/C and further benefits include a double-width driveway, enclosed rear garden, and modern fixtures and fittings throughout.

Enter into the spacious and welcoming hallway, which benefits from a useful boiler cupboard, stairs rising to the first floor, and access to the downstairs W/C. A door leads into the impressive kitchen/diner, fitted with a range of modern high-gloss wall and base units and enhanced by a bay window, creating a bright and sociable space perfect for family living. To the rear of the property is the generous lounge/diner, featuring patio doors opening onto the rear garden and providing ample space for both relaxing and entertaining. The large conservatory offers a fantastic additional reception room, enjoying views over the garden and further enhancing the versatile living accommodation on offer.

Stairs rise to the first-floor landing, which provides access to two larger-than-average double bedrooms and the family bathroom. Both bedrooms benefit from fitted wardrobes, offering excellent storage space. The modern bathroom is fitted with a contemporary suite comprising a bath with shower over, wash basin, and W/C.

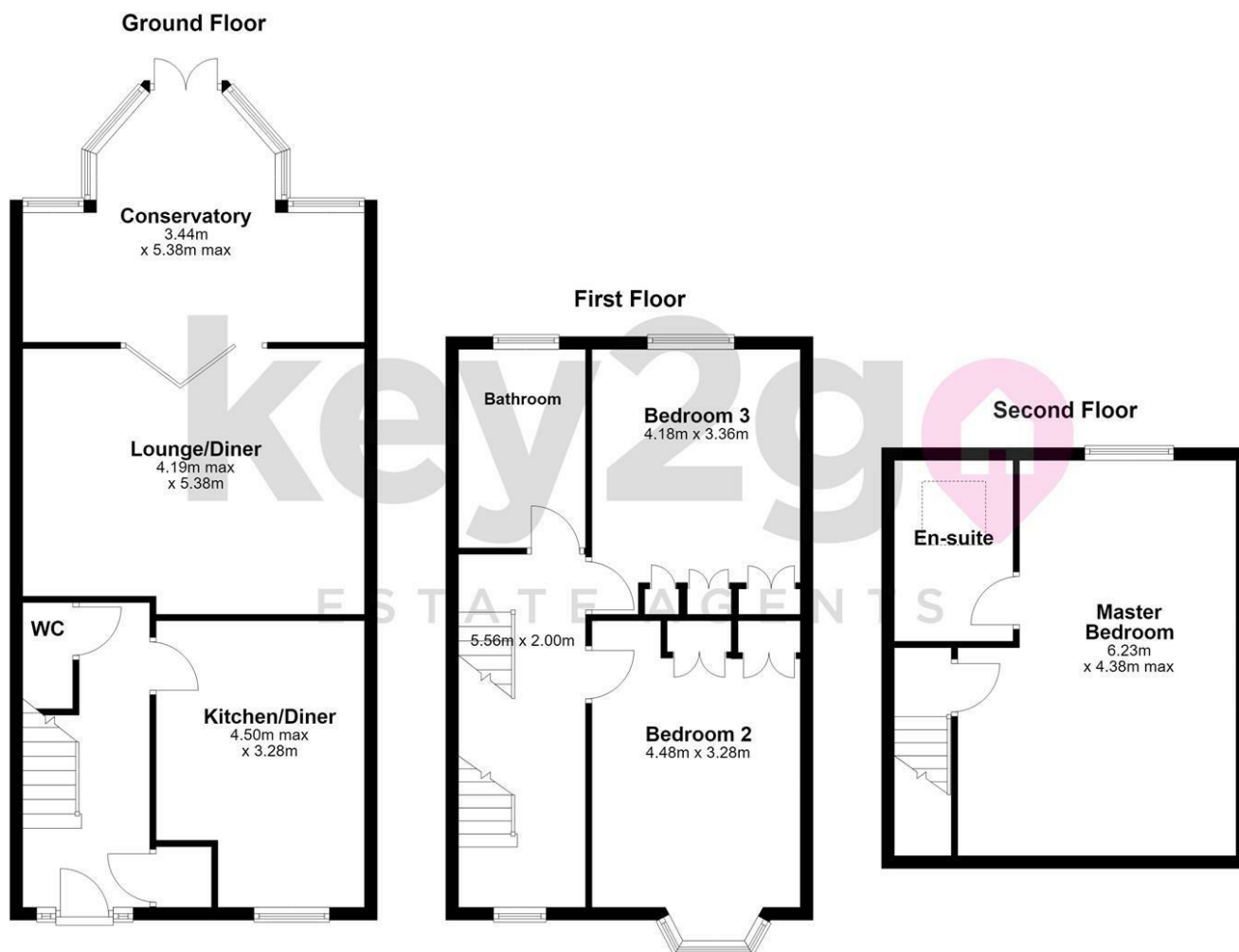
Stairs rise to the second floor, where the impressive master bedroom occupies the entire level. This spacious room benefits from a Velux window to the front and a dormer window to the rear, allowing plenty of natural light. The master bedroom also enjoys the added luxury of a modern ensuite shower room, creating a superb private retreat.

To the front of the property is a double-width driveway providing ample off-road parking, along with a useful bin storage area. To the rear is an enclosed garden, recently enhanced with newly fitted fencing, creating a private and secure outdoor space. The garden features a decked seating area and a lawn, making it ideal for both relaxing and entertaining.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

