

## Marketing Preview



**11 Winterton Gardens, Sheffield, Derbyshire, S12 4NA**  
**£299,950**

**Bedrooms 3, Bathrooms 1, Reception Rooms 2**





A fantastic opportunity to purchase this three bedroom detached property, situated on a quiet cul-de-sac within a popular area. Well presented throughout and ready to move into, the property offers a generous sized lounge, an open plan kitchen/diner and a conservatory overlooking the rear garden. Further benefits include an enclosed rear garden, off road parking and a garage. Ideally located close to local amenities and with excellent road links to the City Centre, this is the perfect family home.

## SUMMARY

A fantastic opportunity to purchase this three bedroom detached property, situated on a quiet cul-de-sac within a popular area. Well presented throughout and ready to move into, the property offers a generous sized lounge, an open plan kitchen/diner and a conservatory overlooking the rear garden. Further benefits include an enclosed rear garden, off road parking and a garage. Ideally located close to local amenities and with excellent road links to the City Centre, this is the perfect family home.

Enter into the bright and welcoming hallway, which benefits from a useful storage cupboard and doors leading to the kitchen/diner and lounge. The lounge is a spacious room featuring a fireplace, dual-aspect windows and stairs rising to the first floor. A door leads through to the modern kitchen/diner, which is fitted with a built-in oven, hob and extractor fan, a fridge/freezer and space for a washing machine/tumble dryer. Bi-folding doors open into the conservatory, providing a great additional living space with double doors leading out to the rear garden.

Stairs rise to the first-floor landing, which is spacious and features a cupboard housing the boiler. Doors lead to the three bedrooms and the bathroom. Bedroom one is a generously sized double room with ample storage and a door providing access to a WC. Bedroom two is also a double bedroom, while bedroom three is a single. The bathroom comprises a bath, WC and a sink unit with ample storage.

To the front of the property there is a driveway providing off-road parking for two cars, along with access to the garage, which is semi-detached to the neighbouring property. There is also a lawned area and a pathway leading to the front door.

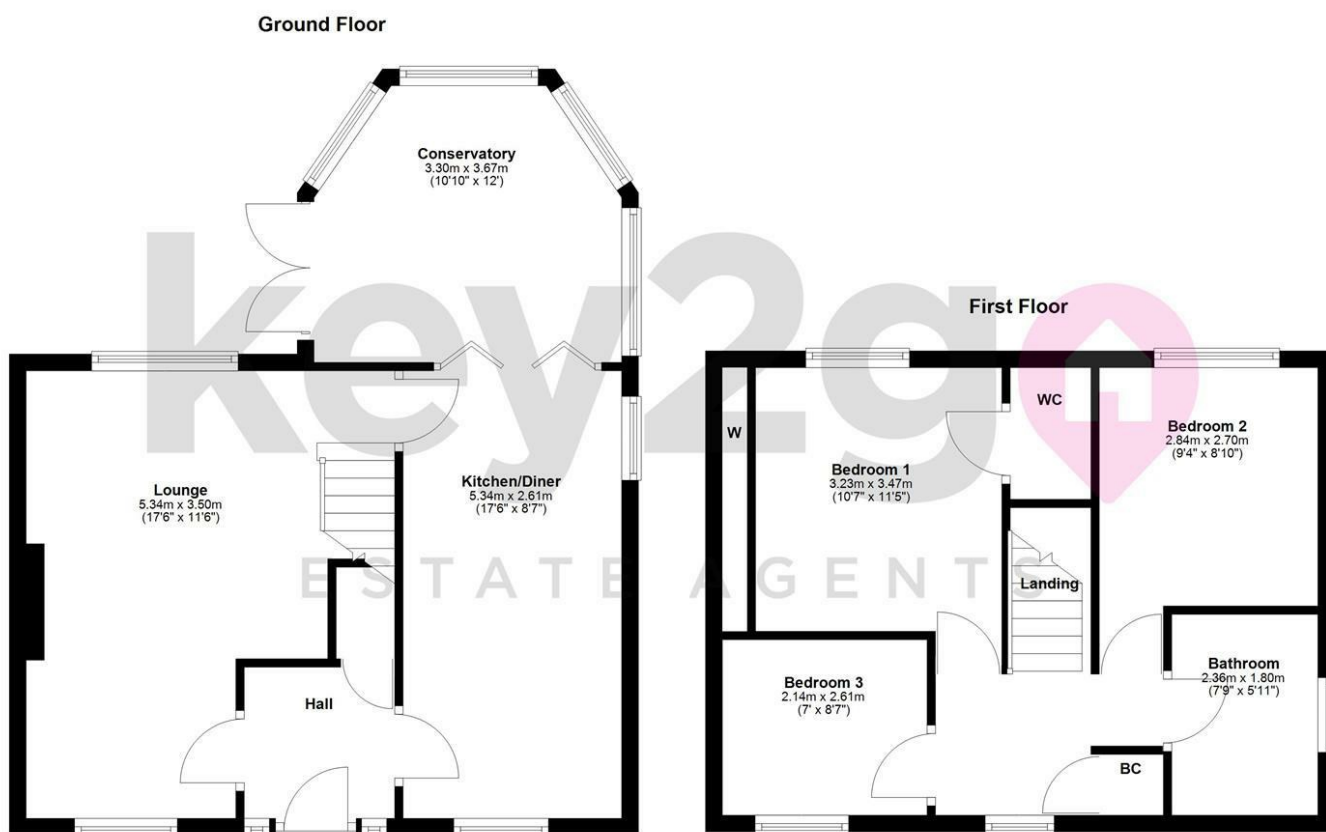
The rear garden is enclosed and well presented, featuring a patio area, decking, a lawn and a pathway leading to a gate providing access to the front of the property.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

