

Marketing Preview



31 Dowcarr Lane, Woodall, Sheffield, S26 7XN

£375,000

Bedrooms 3, Bathrooms 2, Reception Rooms 1



CHAIN FREE!! A fantastic opportunity to purchase this beautifully presented throughout three bedroom semi-detached property which is situated in a semi rural location with amazing views. Offering modern stylish kitchen, detached garage and generous frontage providing off road parking. Positioned close to great local amenities and countryside walks.

SUMMARY

CHAIN FREE!! A fantastic opportunity to purchase this beautifully presented throughout three bedroom semi-detached property which is situated in a semi rural location with amazing views. Offering modern stylish kitchen, detached garage and generous frontage providing off road parking. Positioned close to great local amenities and countryside walks.

Enter into welcoming hallway with stair rise to first floor landing and door to spacious lounge with walk in bay window. Access to modern and stylish kitchen with ample wall and base units, quartz worktops and tiled splash backs. Integrated appliances such as fridge, freezer, washing machine and dishwasher. Double doors lead to large conservatory which provides extra living space, access to the rear and door to shower room with walk in shower, toilet and sink.

Stair rise to first floor landing with doors to three bedrooms, two doubles with carpet flooring and countryside views and a single bedroom with carpet flooring. Door to generous sized bathroom with larger than average bath, sink and WC.

Situated on a large well presented plot with lawn area, electric double remote controlled gates to drive with off road parking. Shrubs, access to rear garden and detached garage with electric remote controlled garage roller door.

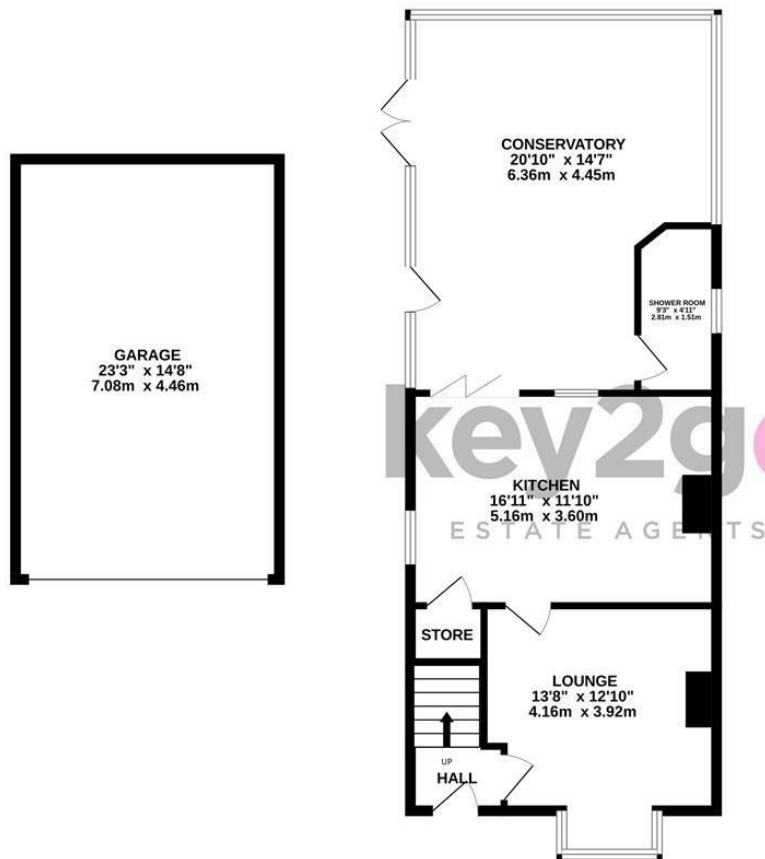
To the rear of the property is a low maintenance enclosed private garden with patio area and pond.

PROPERTY DETAILS

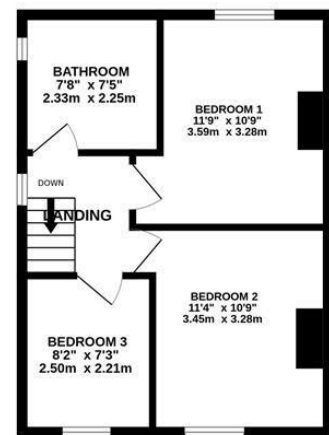
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- BURGLAR ALARM FITTED
- CCTV FITTED
- COUNCIL TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



1ST FLOOR



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) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

