

## Marketing Preview



**21 Willingham Close, Sothall, Sheffield, S20 2PD**

**£475,000**

**Bedrooms 5, Bathrooms 3, Reception Rooms 4**





**\*\*FOUR BEDROOMED DETACHED HOME FAMILY HOME WITH SELF CONTAINED ANNEX\*\*** Only upon internal inspection will this well presented and spacious, four/five bedroom detached property be fully appreciated. Situated on a corner plot, in a cul-de-sac location and offering a conservatory with a solid roof and a granny annex with a kitchen, lounge, bedroom, bathroom and its own occasional attic space. Benefiting from an ensuite bedroom to the ground floor, also having a detached garage and off road parking for multiple cars. With fantastic road links to the M1 Motorway and Sheffield City Centre. The property is also within walking distance to a range of local schools and amenities including Crystal Peaks Shopping Centre, Drakehouse Retail Park, Rother Valley Country Park and Super Tram links. Call our sales team today to arrange your viewing!

## SUMMARY

**\*\*FOUR BEDROOMED DETACHED HOME FAMILY HOME WITH SELF CONTAINED ANNEX\*\*** Only upon internal inspection will this well presented and spacious, four/five bedroom detached property be fully appreciated. Situated on a corner plot, in a cul-de-sac location and offering a conservatory with a solid roof and a granny annex with a kitchen, lounge, bedroom, bathroom and its own occasional attic space. Benefiting from an ensuite bedroom to the ground floor, also having a detached garage and off road parking for multiple cars. With fantastic road links to the M1 Motorway and Sheffield City Centre. The property is also within walking distance to a range of local schools and amenities including Crystal Peaks Shopping Centre, Drakehouse Retail Park, Rother Valley Country Park and Super Tram links. Call our sales team today to arrange your viewing!

## HALLWAY

Enter via a uPVC door into the welcoming hallway with laminate flooring, a ceiling light and a radiator. Storage cupboard, stair rise to the first floor and door to the lounge.

## LOUNGE

A spacious reception room with neutral decor, a feature wallpapered wall, laminate flooring and a fireplace. Spotlighting, radiator and bay window.

## KITCHEN/DINER 22'10" x 8'0"

A stylish kitchen/diner fitted with ample wall and base units, contrasting worktops and tiled splash back. Integrated oven, five ring gas hob and extractor fan. Integrated dishwasher and drinks fridge. Space for a full height fridge freezer and a washing machine. Two ceiling lights, radiator and two windows. Sink with a drainer and hose style mixer tap. Doors to the inner hallway which has doors to the WC, storage cupboard and office.

## OFFICE 7'10" x 12'5"

Having painted and wall papered feature walls and laminate flooring. Ceiling light, radiator and window. Walk in shower and a sink with storage.

## WC 2'7" x 4'7"

Comprising of a close coupled WC and a sink. Ceiling light and obscure glass window. Neutral decor, part tiled walls and laminate flooring.

## CONSERVATORY 13'10" x 9'7"

A good sized extra living space with laminate flooring and a solid roof. Spotlighting, radiator and two velux style windows. Double doors to the rear and a door to the annex.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

## BEDROOM ONE 8'7" x 10'9"

A double bedroom with two wallpapered walls, carpeted flooring and built in wardrobes. Ceiling light, radiator and window.

## BEDROOM TWO 8'0" x 12'5"

A double bedroom with carpeted flooring. Ceiling light, radiator and window.

## BEDROOM THREE 5'9" x 9'7"

A single bedroom with neutral decor, laminate flooring and built in storage cupboard. Ceiling light, radiator and window.

## BATHROOM 5'2" x 7'9"

A modern and stylish bathroom having a freestanding bath with a handheld shower, close coupled WC and a sink with storage. Spotlighting, radiator and obscure glass window. Part tiled walls and vinyl flooring.

## OUTSIDE

The front of the property is a well presented and low maintenance with a detached garage and off road parking for multiple cars. Stone paving, shrubbery, an electric socket and a tap.

To the rear of the property is a private, well presented and generous sized garden with shrubbery, a pebbled area, patio and lawned area.

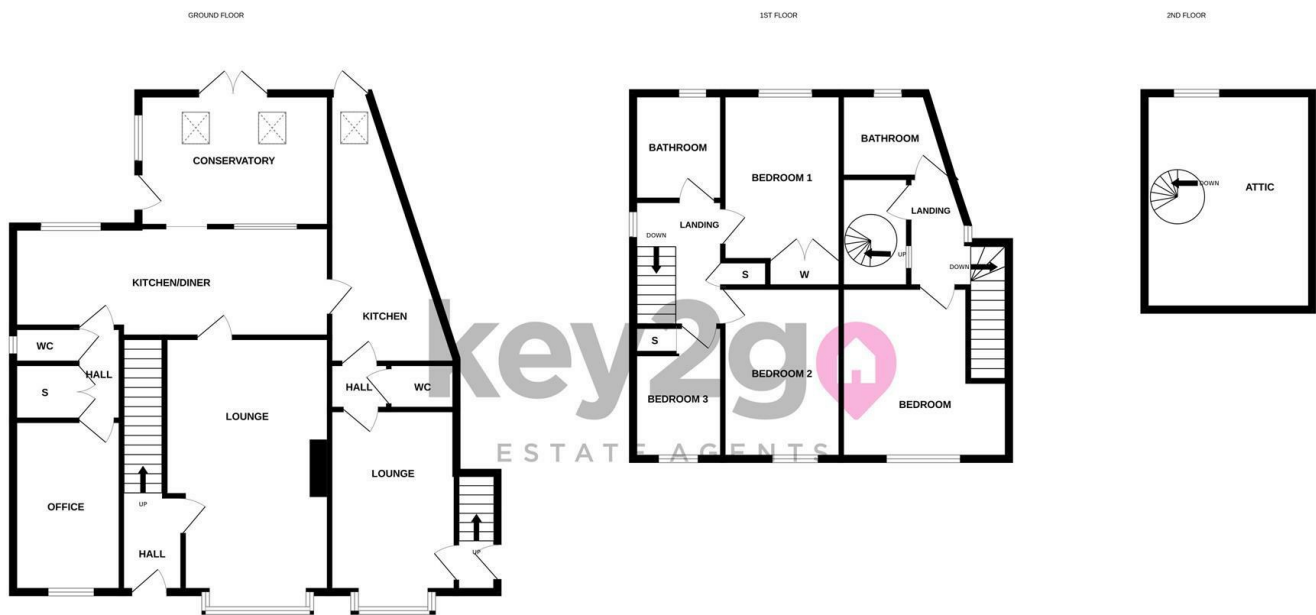
## ANNEX

The annex is situated over three levels and has its own access via the front and rear of the property and is complete with a kitchen fitted with appliances, a lounge and a WC. Also having a double bedroom, bathroom and attic space.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TWO COMBI BOILERS (ONE IN THE HOUSE AND ONE IN THE ANNEX)
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL





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.  
Made with Metropix ©2025

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	

