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ESTATE AGENTS

Marketing Preview















24 Grassington Drive, Sheffield, S12 4NE

£370,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3




















A fantastic opportunity to purchase this spacious three double bedroom detached bungalow, situated on a generous sized plot in a quiet cul-de-sac. The property offers a generously sized kitchen/diner, conservatory and a large lounge/diner, along with a bedroom benefiting from an en-suite. Also having a modern bathroom, a large enclosed rear garden, off road parking and a detached double garage. Ideally located close to local amenities, Crystal Peaks and Drakehouse Retail Park, with excellent road links to the M1 Motorway and Sheffield City Centre.

SUMMARY

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Enter into the bright and welcoming hallway with doors leading to two storage cupboards, the kitchen/diner, bedroom one and double doors opening into the lounge/diner. Bedroom one is a double bedroom with a door leading to the ensuite, which is fitted with a wash basin, WC and a corner bath. The kitchen/diner is fitted with ample wall and base units, a hob and extractor fan, and offers space for a dishwasher, a full height fridge/freezer, an American style fridge/freezer and a freestanding cooker, along with a breakfast bar. A door leads through to the conservatory, which is a bright and versatile living space with windows to three sides, double doors opening onto the rear garden and sliding doors connecting to the lounge/diner. The lounge/diner is a spacious reception room with ample space for a dining table, a feature fireplace and double doors leading into a lobby. From the lobby there are doors to bedrooms two and three, as well as the shower room. Bedroom two is a double bedroom with a window overlooking the rear garden, while bedroom three is a small double bedroom with fitted wardrobes and storage with double doors. The shower room is modern in style and comprises a vanity unit with wash basin and WC, a walk-in shower cubicle and an obscure glass window.

To the front of the property is a driveway providing ample off road parking, along with a double garage and a gate giving access to the rear garden. The rear garden is generously sized, enclosed and well maintained. It features a patio area with steps leading up to a large lawn, as well as a further pathway/ramp providing easy access to the lawn. To the side of the property there is a slate chippings area with a shed, along with a variety of flowers and plants, all enclosed by fencing.

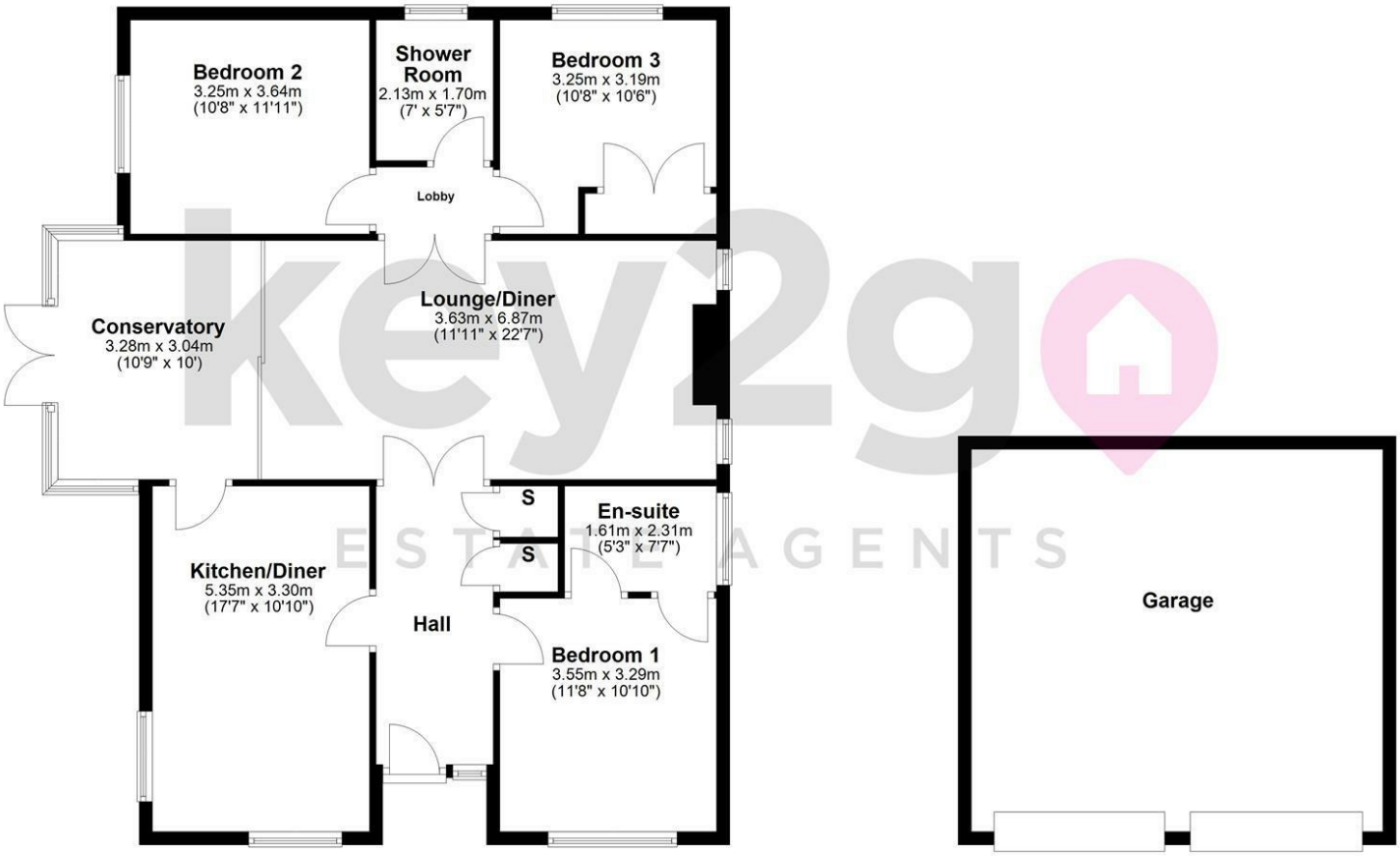
PROPERTY DETAILS

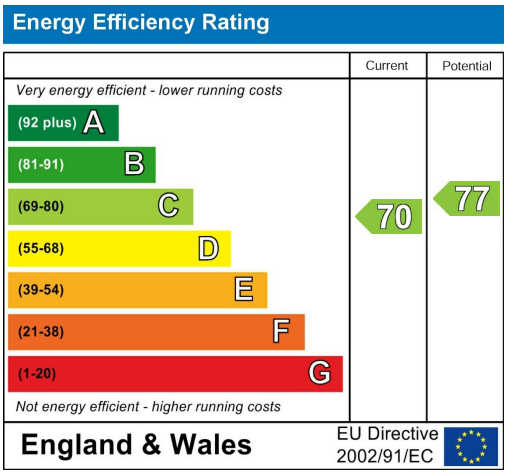
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

Please note the property For Sale is within proximity to an historical boundary. The current owners have an indemnity policy in place which covers any Chancel costs. Please ask in office for more information.

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

Ground Floor







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