

Marketing Preview



10 Springwell Crescent, Beighton, Sheffield, S20 1XB

£385,000

Bedrooms 4, Bathrooms 3, Reception Rooms 3



**** GUIDE PRICE £385,000 - £395,000 ** STUNNING!!** Don't miss your opportunity to purchase this renovated and extended four bedroomed family home situated on a sought after estate! Benefitting from master bedroom with ensuite, downstairs WC and utility room. Also having three reception rooms, ample off road parking, garage and landscaped garden. This property is on the doorstep to main public transport links and local amenities. With good road networks to Sheffield City Centre and the M1 Motorway.

SUMMARY

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PORCH

Enter through composite door into porch with tiled flooring, automatic lights, and window to the front. UPVC door to hallway.

HALLWAY

With neutral decor and tiled flooring. Vintage radiator, alarm panel and automatic spot lights. Doors to lounge, kitchen/diner and garage.

LOUNGE 15'6" x 12'1"

The ultimate relaxation room with laminate flooring, media wall and neutral decor. Ceiling light, spot lighting and vintage radiator. Bay window to the front and day bed under stair way.

BREAKFAST KITCHEN/DINER 20'0" x 10'7"

Stunning family room fitted with ample matte finish wall and base units, quartz worktops and sink with hose mixer tap. Two single ovens, microwave and induction hob. Coffee machine, dishwasher, space for American style fridge/freezer and under counter space for wine cooler. Spot lighting, ceiling light and vintage radiator. Opening to extended living area and door to utility room.

EXTENDED LIVING ROOM 18'5" x 11'1"

Spacious extra living space with continued tiled flooring and panelling to one wall. Feature sky light, two vertical radiators and spot lighting Bi-folding doors to rear garden. Great for entertaining.

UTILITY ROOM 7'0" x 4'11"

With worktops, under counter space for washing machine, tumble dryer and space for full height fridge/freezer. Automatic spot lighting, radiator and window to the rear. Tiled flooring, composite door to side and door to downstairs WC.

DOWNSTAIRS WC 2'11" x 5'6"

Comprising of close coupled WC and vanity unit with wash basin. Automatic spot lighting, radiator and obscure glass window. Fully tiled walls and flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with automatic spot lighting and ceiling lights, radiator and window. Doors to four bedrooms, bathroom and two store cupboards. Access to loft.

BEDROOM ONE 13'1" x 15'7"

A good sized double bedroom with feature wallpapered wall, laminate flooring and fitted wardrobes. Ceiling light, spot lighting and bedside table lights. Radiator, two windows to the front and door to ensuite.

ENSUITE 7'8" x 3'3"

A stunning ensuite comprising of walk in shower cubicle with waterfall shower head and hand held shower, vanity unit with wash basin and close coupled WC. Spot lighting, radiator and obscure glass window. Fully tiled walls and flooring.

BEDROOM TWO 10'5" x 10'5"

A second good sized double bedroom with neutral decor, carpet flooring and built in wardrobe. Spot lighting, radiator and window to the front with park views.

BEDROOM THREE 7'10" x 11'9"

A third double bedroom with neutral decor and carpet flooring. Spot lighting, radiator and window to the rear.

BEDROOM FOUR 8'6" x 8'2"

Currently used as an office with neutral decor and laminate flooring. Spot lighting, radiator and window to the rear.

BATHROOM 6'6" x 7'3"

A stylish bathroom comprising of bath with over head and hand held shower, vanity unit with wash basin and close coupled WC. Automatic spot lighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

Situated on a deceiving plot. To the front of the property is a fully brick paved driveway providing ample off road parking and access to garage with power and lighting. Secure gates to side and rear.

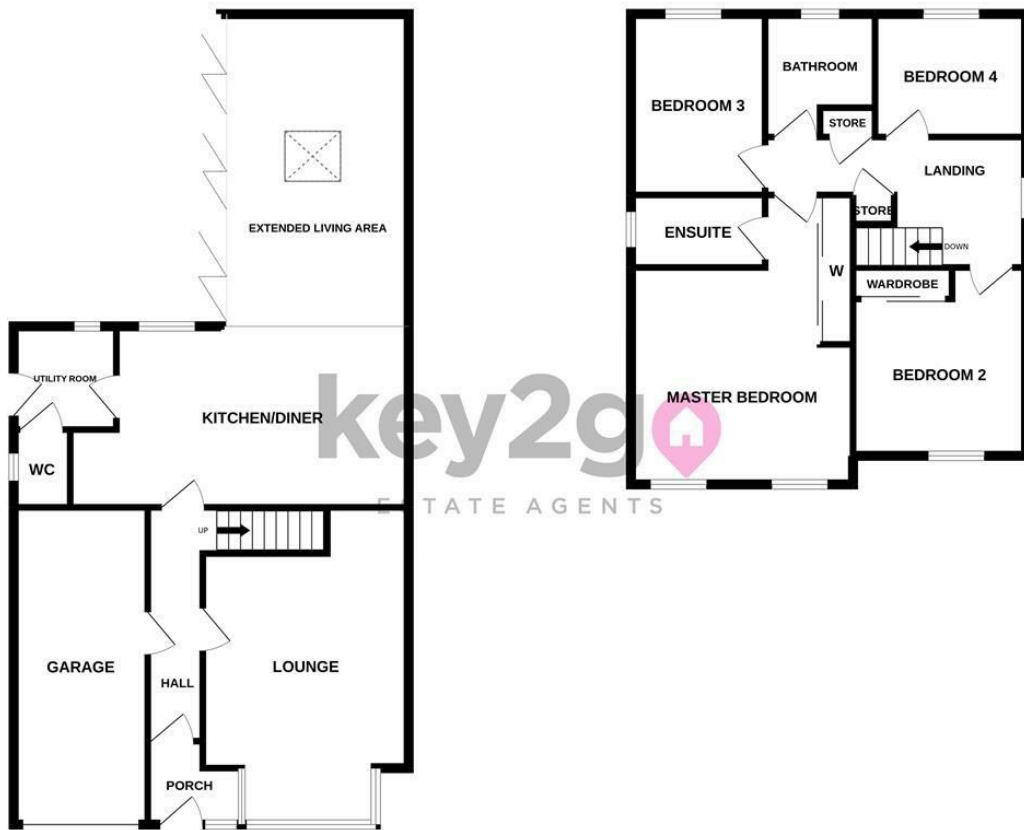
To the rear of the property is a good sized and enclosed landscaped garden with Indian stone patio, step rising to astroturf and second patio perfect for entertaining. High conifers for privacy.

PROPERTY DETAILS

- LEASEHOLD
- 95 YEARS REMAINING
- £50.00PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER FITTED 2019
- COUNCIL TAX BAND D

GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.6 sq.m.) approx.

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 | | 80 |
| (69-80) C | | |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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