



## Marketing Preview



**34 Toll House Mead, Mosborough, Sheffield, S20 5EN**

**£390,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**



A perfect family home, this four-bedroom detached property is situated in a quiet cul-de-sac within a highly sought-after village. The property offers a stylish kitchen/diner, spacious utility room, and a convenient downstairs W/C. Benefitting from off-road parking and a garage for storage, along with an enclosed garden featuring an outhouse/bar. Ideally located close to schools and excellent transport links.

## SUMMARY

A perfect family home, this four-bedroom detached property is situated in a quiet cul-de-sac within a highly sought-after village. The property offers a stylish kitchen/diner, spacious utility room, and a convenient downstairs W/C. Benefitting from off-road parking and a garage for storage, along with an enclosed garden featuring an outhouse/bar. Ideally located close to schools and excellent transport links.

Entrance hallway with stairs rising to the first floor. A door leads to a bright lounge featuring a walk-in bay window to the front and double doors opening into the kitchen/diner. This stunning open-plan family space offers a breakfast bar and ample room for a dining table. A door leads to a large utility/pantry area, converted from the garage, which opens into an inner lobby providing access to the downstairs W/C.

Stairs rise to the first floor landing, with a useful storage cupboard. The spacious master bedroom features fitted wardrobes and a walk-in bay window to the front, along with access to an en-suite shower room. There is a further double bedroom to the front with built-in wardrobes, an additional double bedroom to the rear, and a single bedroom also benefitting from fitted wardrobes. The accommodation is completed by a stunning family bathroom.

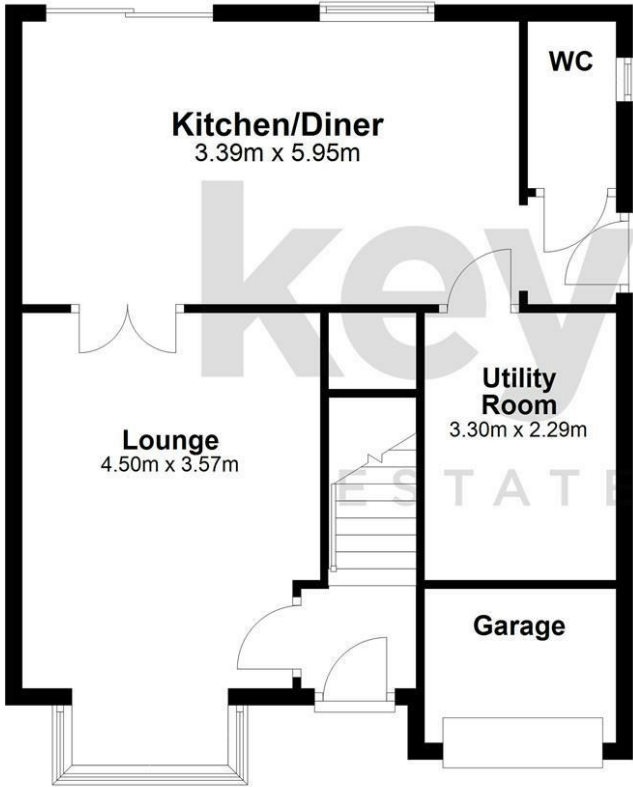
To the front is a tarmac double driveway with side access to the rear. The rear garden is low maintenance, with patio and decking areas, and a substantial outdoor cabin with power—perfect as a bar, home office, or playroom.

## PROPERTY DETAILS

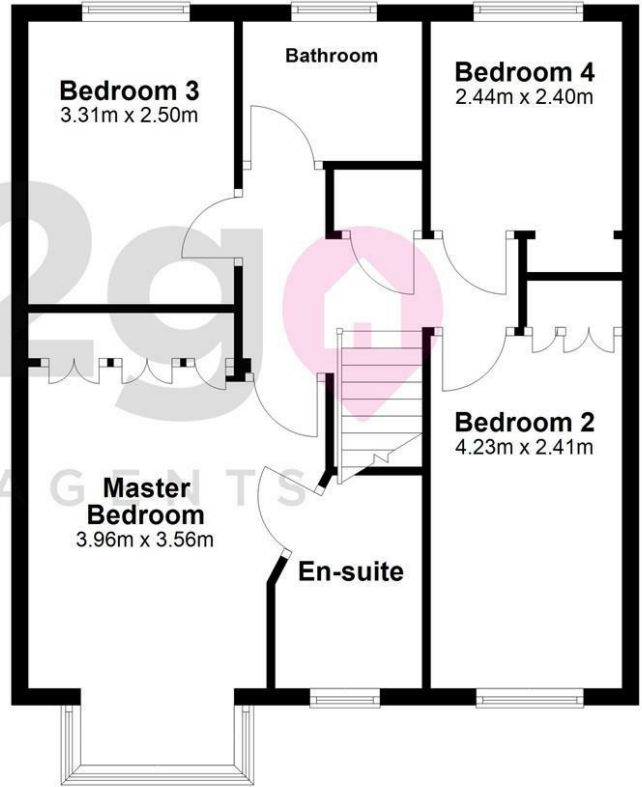
- LEASEHOLD, 175 YEARS REMAINING, £70PA GROUND RENT
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</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	

