

## Marketing Preview



**35 Watkinson Gardens, Waterthorpe, Sheffield, S20 7LU**  
**£300,000**

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





CHAIN FREE! A fantastic opportunity to purchase this large and extended four bedroom detached bungalow which is situated on a quiet corner plot on a sought after estate. Having off road parking, a garage and boasting masses of potential. Close to amenities and road links to Sheffield, Chesterfield and the M1 Motorway.

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

## SUMMARY

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## KITCHEN 12'4" x 8'5"

Enter via a side uPVC door into the kitchen with ample wall and base units, contrasting worktops and tiled splash back. Sink with a drainer and mixer tap. Double oven, hob and extractor fan. Under counter space for a washing machine, fridge and freezer. Vinyl flooring and a window to the front. Door to the inner hallway.

## INNER HALLWAY

Having two storage cupboards, access to the loft and a ceiling light. Doors to the three bedrooms, lounge and a shower room.

## LOUNGE 15'1" x 18'11"

A large and bright reception room with neutral decor, carpeted flooring and a fireplace. Two ceiling lights, two radiators and a window to the front. Doors to bedroom three and the porch area.

## PORCH AREA

Having a ceiling light, radiator and a window to the front. Storage cupboard.

## BEDROOM THREE 10'9" x 10'5"

A double bedroom based in the extension with neutral decor and carpeted flooring. Ceiling light, radiator and window. Patio doors to the rear.

## BEDROOM ONE 9'6" x 14'11"

A large double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the rear. Open to bedroom four/dressing room.

## BEDROOM FOUR/DRESSING ROOM 7'10" x 11'1"

Could be used as a separate bedroom with fitted wardrobes and carpeted flooring. Ceiling light, radiator and a window to the rear.

## BEDROOM TWO 9'11" x 11'1"

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

## SHOWER ROOM 9'2" x 5'4"

Comprising of a shower cubicle with an overhead shower and a vanity wash basin. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

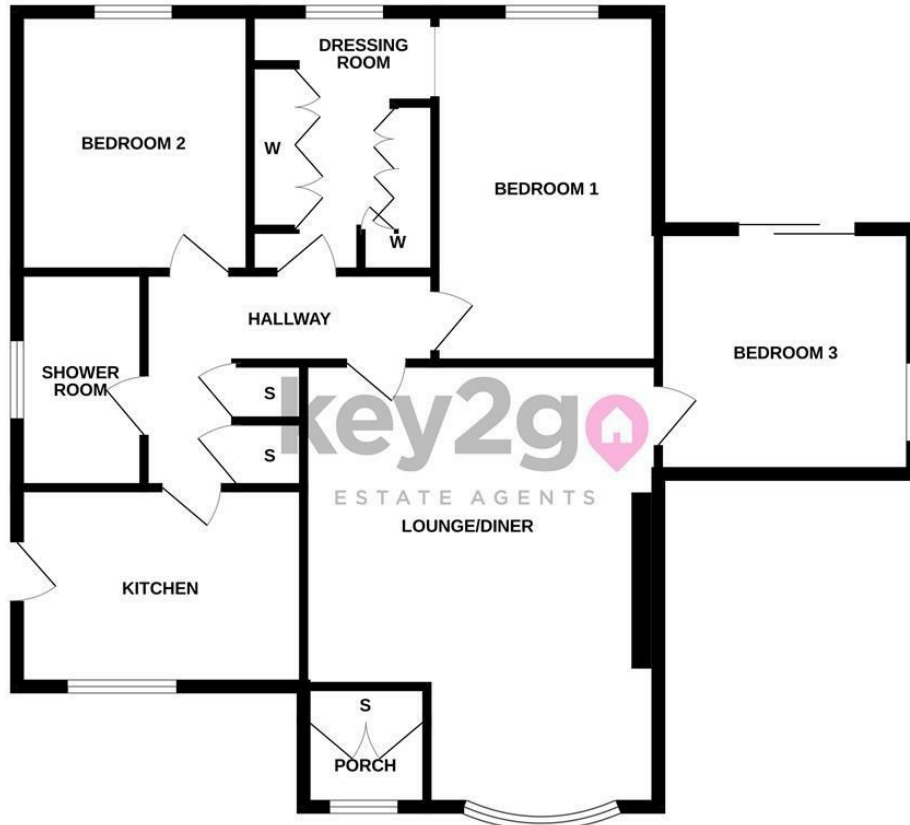
## OUTSIDE

The property is situated on a large plot with a brick paved driveway, wrought iron gates to the detached garage and a pebbled area. Lawns to the rear and a shed.

## PROPERTY DETAILS



GROUND FLOOR  
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>68</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	

