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ESTATE AGENTS

Marketing Preview















17 Roydfield Close, Waterthorpe, Sheffield, S20 7NB

£250,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2

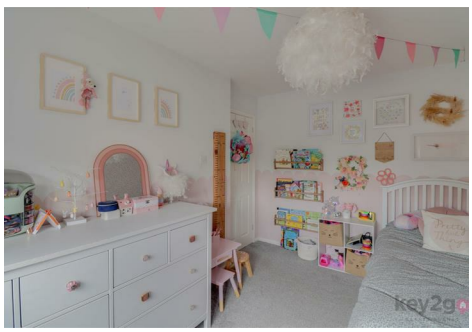
















** GUIDE PRICE £250,000 - £260,000 ** A fantastic opportunity to purchase this beautifully presented three/four-bedroom detached property, situated on a quiet cul-de-sac and ready to move straight into. The property offers a spacious open-plan kitchen/diner, a conservatory, a versatile fourth bedroom/playroom/additional living space, and a downstairs wet room. Externally, there is off-road parking and an enclosed rear garden. Ideally located close to local amenities and offering excellent transport links to the city centre and the M1 motorway, this property would make the perfect family home. Viewing is highly recommended to fully appreciate the accommodation on offer.

SUMMARY

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Enter the property via the welcoming hallway, with stairs rising to the first floor and doors leading to the lounge and the versatile fourth bedroom/additional reception room. The fourth bedroom/additional living space is a generously sized room with a front-facing window and access to the downstairs wet room, which is fitted with a shower, WC and wash hand basin. The lounge is a spacious reception room with a front-facing window, a useful understairs storage cupboard, and an open aspect leading into the kitchen/diner. The modern kitchen/diner is fitted with a range of wall and base units, incorporating an oven, hob and extractor hood, an integrated dishwasher, and space for a washing machine and a full-height fridge/freezer. Double doors open into the conservatory, providing an excellent additional reception area with patio doors leading out to the enclosed rear garden.

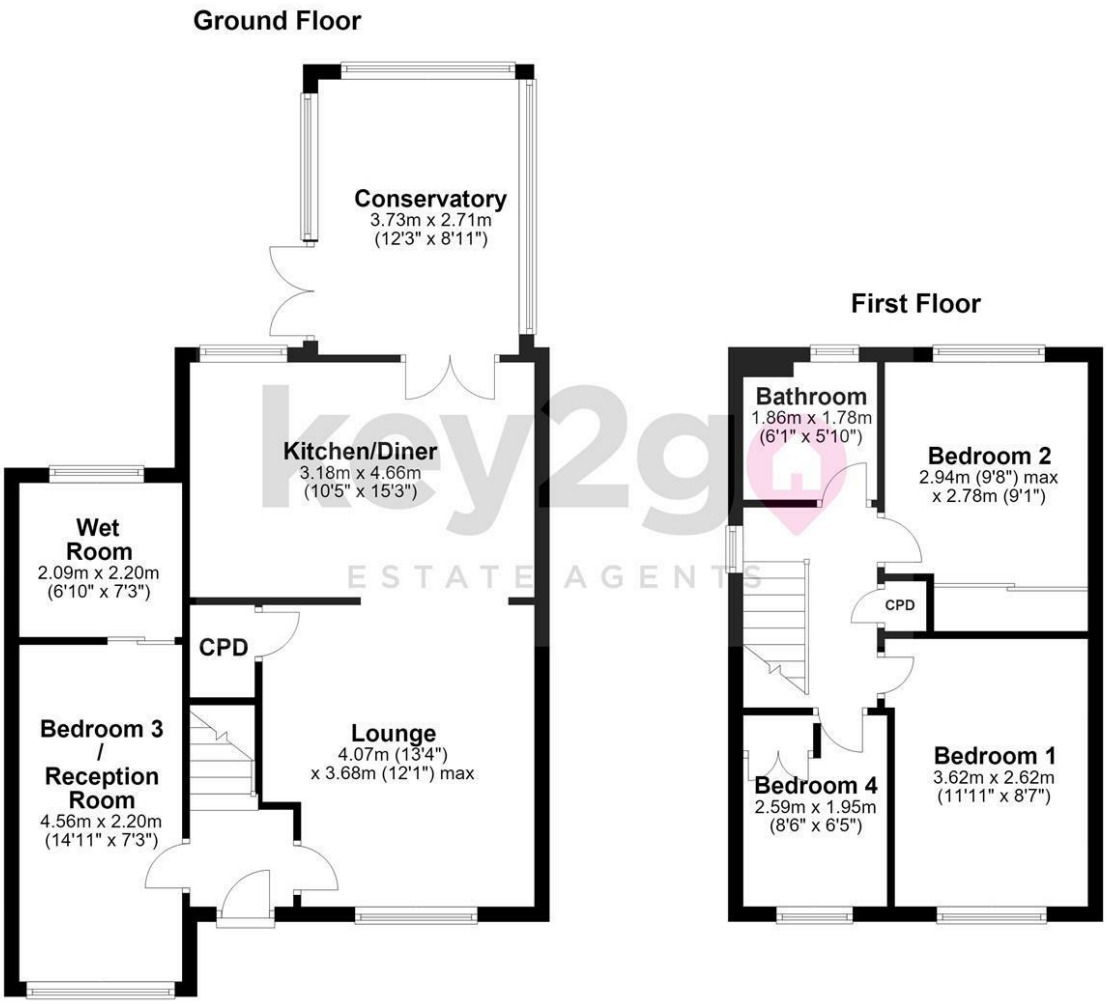
Stairs rise to the first-floor landing, which has a side-facing window and doors leading to the three bedrooms, family bathroom and a useful storage cupboard. Bedroom one is a generously sized double bedroom with a front-facing window. Bedroom two is a spacious double bedroom with fitted wardrobes and a rear-facing window. Bedroom three is a good-sized single bedroom with fitted wardrobes and a front-facing window. The family bathroom comprises of a bath with an overhead shower, a vanity wash basin and a WC.

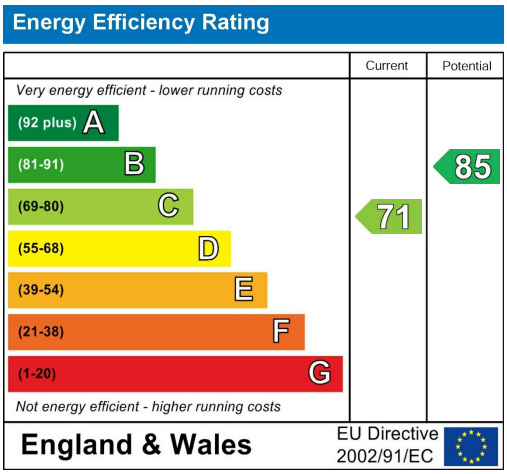
To the front of the property is off-road parking for two vehicles. To the rear is an enclosed, low-maintenance garden featuring a patio seating area, a generous artificial lawn, a decked seating area, and a garden shed.

PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN







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