

## Marketing Preview

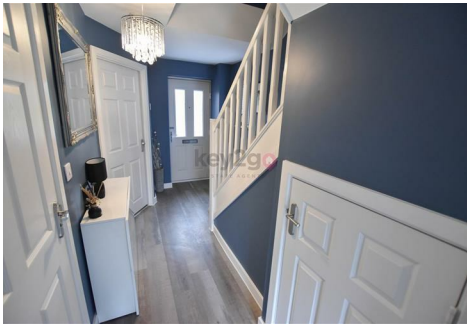


**37 Spitfire Road, Sheffield, S13 7AD**

**£290,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 2**





A fantastic opportunity to purchase this modern throughout three bedroom detached property which was built in 2000 and has a NHBC which is valid for another 6 years! Offering a good sized kitchen/diner, utility room, downstairs WC and master bedroom with an ensuite. Also having a garage, being situated on a quiet cul-de-sac and overlooking Shirebrook Valley Nature Reserve. Close to the Parkway and City Centre, ample shops and schools. Perfect family home!

### SUMMARY

A fantastic opportunity to purchase this modern throughout three bedroom detached property which was built in 2000 and has a NHBC which is valid for another 6 years! Offering a good sized kitchen/diner, utility room, downstairs WC and master bedroom with an ensuite. Also having a garage, being situated on a quiet cul-de-sac and overlooking Shirebrook Valley Nature Reserve. Close to the Parkway and City Centre, ample shops and schools. Perfect family home!

### HALLWAY

Enter via a composite door with an obscure glass window, ceiling light, radiator and side window. Smoke alarm, wood effect flooring and neutral decor. Under stairs storage cupboard and doors to the WC, lounge and kitchen/diner.

### DOWNSTAIRS WC

Comprising of a pedestal sink with a tiled splash back, close coupled WC and extractor fan. Ceiling light, radiator and wood effect flooring.

### LOUNGE 12'9" x 12'1"

Comprising of neutral decor and wood effect flooring. Ceiling light, radiator and window to the front with views of Shirebrook Valley.

### KITCHEN/DINER 17'11" x 9'3"

Having modern high gloss wall and base units, contrasting worktops and upstands. One and a half stainless steel sink with a chrome mixer tap. Electric oven, integrated gas hob with tiled splash back and chimney hood extractor fan. Space for a full height fridge/freezer and space for a dishwasher. Island with seats and space for a dining table. Recess spotlighting, ceiling light, radiator and window. Tile effect flooring, patio doors and door to the utility.

### UTILITY ROOM

Having space for a washing machine and tumble dryer. Worktop, CO2 alarm and combi boiler. Continued flooring from the kitchen/diner, storage cupboard and door to the outside.

### STAIRS/LANDING

A carpeted stair rise to the first floor landing with a side window, ceiling light and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

### MASTER BEDROOM 12'10" x 10'8"

A double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window with views of Shirebrook Valley. Door to the ensuite.

### ENSUITE

Comprising of a shower cubicle with a plumbed in shower, pedestal sink and close coupled WC. Recess spotlighting, radiator and obscure glass window. Extractor fan and wood effect flooring.

### BEDROOM TWO 9'3" x 9'6"

A second bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window to the rear.

### BEDROOM THREE 8'6" x 9'5"

A third bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the rear.

### BATHROOM 5'6" x 6'11"

Comprising of a bath, pedestal sink and close coupled WC. Recess spotlighting, radiator and obscure glass window. Part tiled walls, tile effect flooring and extractor fan.

### OUTSIDE

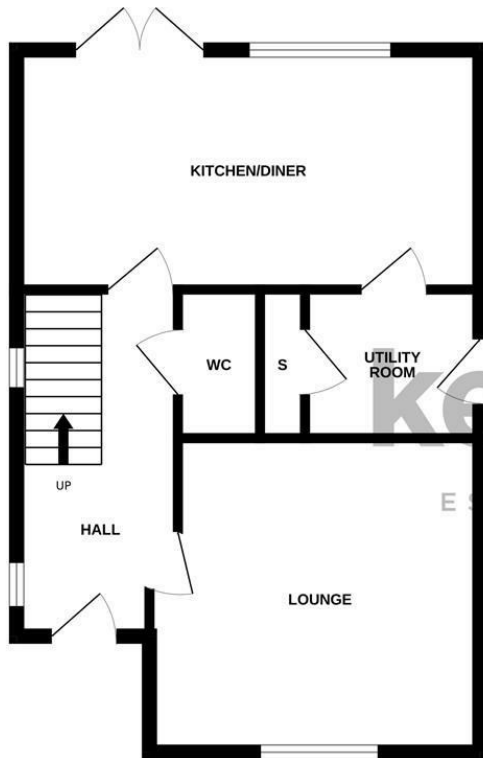
To the front of the property is a patterned concrete driveway with off road parking for one car.

To the rear of the property is a low maintenance garden with astroturf area, decking and patio. Gravel path leading to the driveway and detached garage.

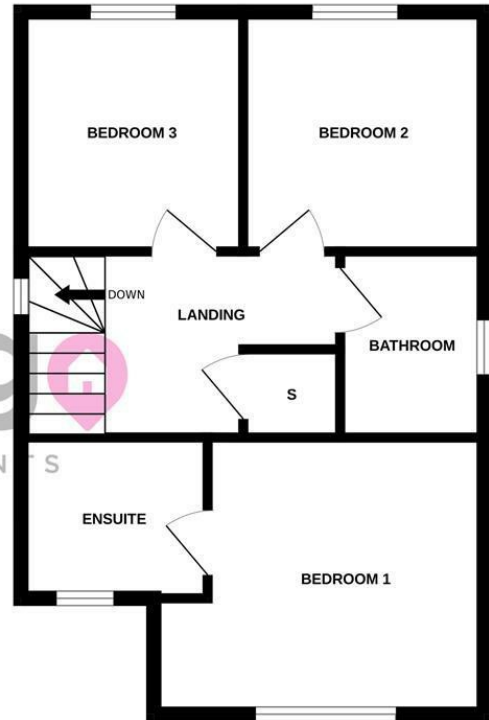
### PROPERTY DETAILS

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

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

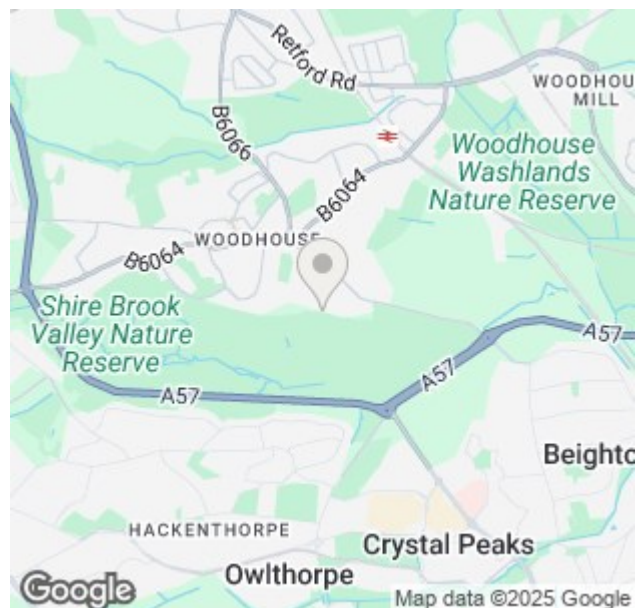


TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

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>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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	



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