

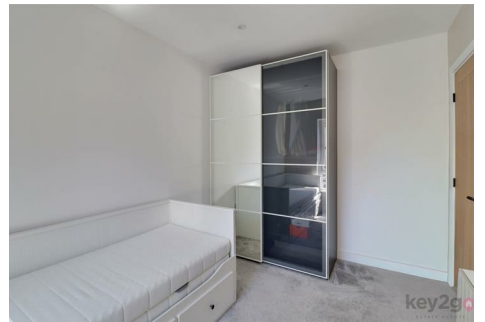
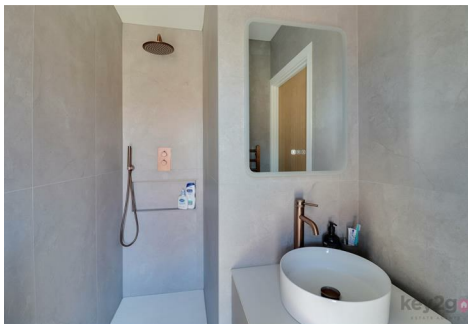
## Marketing Preview



**2 Valley View Court, Sheffield, S12 4BF**

**£280,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**



A stunning three-bedroom detached home, built in 2023 and immaculately presented throughout and benefits from spotlighting and perfect-fit blinds throughout. Boasting modern open-plan living, the property includes a stylish en-suite, contemporary family bathroom, and a convenient downstairs W/C. Outside offers off-road parking for two vehicles and a private enclosed rear garden, all within easy reach of local amenities and excellent transport links. The property also benefits from the remainder of a 10-year new home warranty, issued upon its construction in 2023.

## SUMMARY

A stunning three-bedroom detached home, built in 2023 and immaculately presented throughout and benefits from spotlighting and perfect-fit blinds throughout. Boasting modern open-plan living, the property includes a stylish en-suite, contemporary family bathroom, and a convenient downstairs W/C. Outside offers off-road parking for two vehicles and a private enclosed rear garden, all within easy reach of local amenities and excellent transport links. The property also benefits from the remainder of a 10-year new home warranty, issued upon its construction in 2023.

A bright and welcoming entrance hall with neutral décor, LVT herringbone flooring which flows throughout the ground floor, a useful storage/utility cupboard, and oak doors, leading through a stylish glass panel door into the open-plan living kitchen. The modern downstairs W/C features a WC, sink, panelling, window, and radiator. The living area is beautifully presented, offering a bright and spacious feel with neutral décor, spotlights, understairs storage, and double doors opening onto the rear garden. The kitchen area is equally stylish, fitted with integrated oven, grill, and microwave, tall fridge freezer, dishwasher, electric hob with extractor, and a breakfast bar for seating, complemented by ample wall and base units, a window, and spotlights throughout.

Stairs rise to a well-presented landing featuring decorative panelling, carpeted flooring, a window, and spotlights. Bedroom one is a spacious double room with two windows, carpet, spotlights, and access to a stylish en-suite. The en-suite is finished to a high standard with full-height tiling, a WC, sink unit with storage, and a large walk-in shower with both overhead and handheld fittings, along with a tall obscure window, radiator, and spotlights. Bedroom two is a further double room with carpet, window, and spotlights. The family bathroom comprises a low-level WC, sink, and bath with shower over. Bedroom three is a single room with carpet and window. There is also access from the landing to a boarded loft, complete with lighting and a loft ladder, providing useful additional storage.

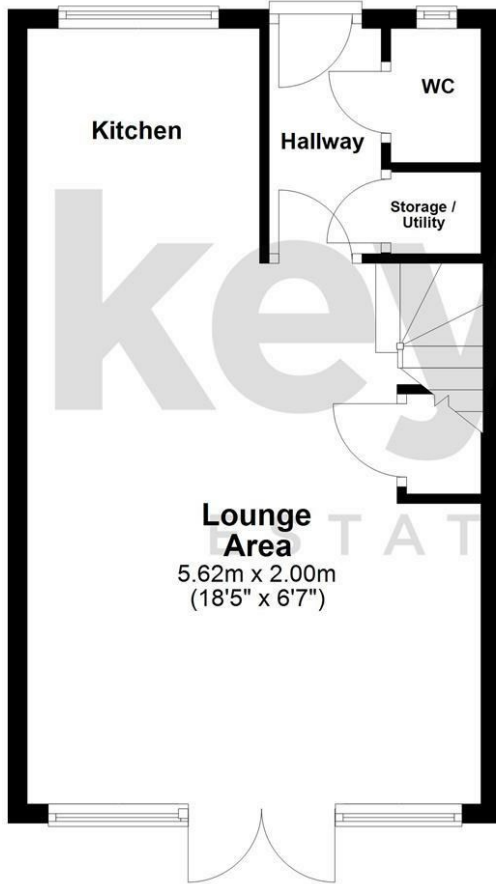
The rear garden is private and enclosed, featuring a patio area and lawn with fenced boundaries, along with a useful side area for bins or a shed, and an EV charger. The front of the property is well presented, offering a low-maintenance lawned area with planted borders and a driveway providing off-road parking for two cars. The property also benefits from an outdoor tap and two external plug sockets.

## PROPERTY DETAILS

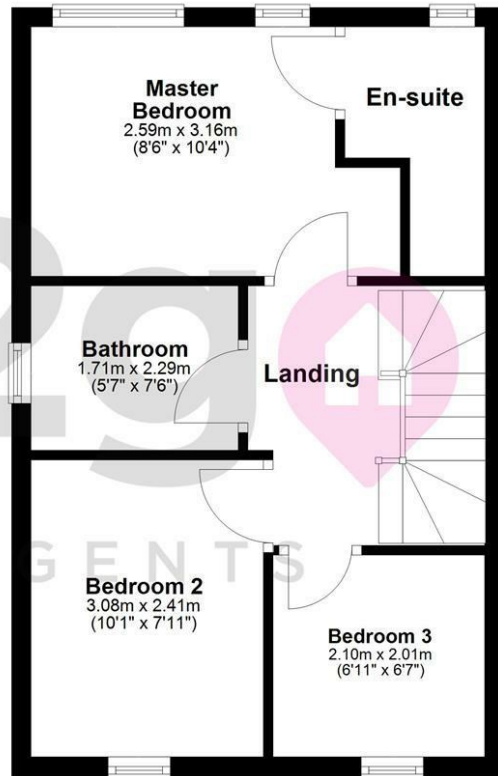
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL
- SECURITY SYSTEM
- 10 YEARS NEW HOME WARRANTY FROM 2023

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>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>82</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 |           |

