

## Marketing Preview



**12 Brook Green, Hackenthorpe, Sheffield, S12 4NR**

**£335,000**

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





**\*\* GUIDE PRICE - £335,000 - £345,000\*\*** A unique opportunity to purchase this beautifully presented and deceptively spacious four double bedroomed detached property, situated on a quiet cul-de-sac. Offering an open plan kitchen/diner, downstairs WC and master bedroom with ensuite. Also having off road parking, garage and enclosed gardens to the side and rear. The property is well positioned for great local amenities including Crystal Peaks and Drakehouse. Great road links to Sheffield town centre. Perfect family home!!

## SUMMARY

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## HALLWAY

Enter through composite door into welcoming hallway with neutral decor and laminate flooring. Ceiling light and radiator. Doors to lounge, kitchen/diner, downstairs WC and garage. Stair rise to the first floor landing.

## DOWNSTAIRS WC 5'10" x 2'6"

Comprising of close coupled WC and vanity unit with sink. Ceiling light, vertical radiator and laminate flooring.

## LOUNGE 15'0" x 13'1"

A good sized lounge with feature wallpapered wall and laminate flooring. Spot lighting, radiator and patio doors onto garden.

## KITCHEN/DINER 29'0" x 8'6"

The heart of the home fitted with ample high gloss wall and base units, contrasting worktops and glass splash backs. One and a half sink with drainer and mixer tap. Oven, induction hob and extractor fan. Integrated dishwasher and under counter space for washing machine. Ceiling light, under cupboard lighting and two radiators. Laminate flooring and window to the front. Patio doors onto side of the property and patio doors onto balcony at the rear. Open to lounge.

## STAIRS/LANDING

A carpeted stair rise to the first floor landing with neutral decor, ceiling light, smoke alarm and radiator. Doors to the four bedrooms and bathroom.

## MASTER BEDROOM 12'8" x 11'2"

A good sized double bedroom with carpeted flooring and feature wallpapered wall. Spot lighting, radiator and window to the rear with lovely views. Doors to fitted wardrobes and ensuite.

## ENSUITE 5'1" x 6'4"

Comprising of shower cubicle with overhead and handheld shower, pedestal sink and close coupled WC. Spot lighting, radiator and obscure glass window. Part tiled walls and laminate flooring.

## BEDROOM TWO 12'1" x 11'3"

A second generous sized double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window to the front. Door to large storage cupboard.

## BEDROOM THREE 10'11" x 9'2"

A third double bedroom with carpeted flooring and feature painted wall. Ceiling light, radiator and window to the rear with amazing views.

## BEDROOM FOUR 8'9" x 12'8"

A fourth front facing double bedroom with carpeted flooring and neutral decor. Ceiling light, radiator and window. Door to storage cupboard.

## BATHROOM 7'7" x 7'0"

Comprising of bath with mixer shower tap, pedestal sink and close coupled WC. Spot lighting, obscure glass window, laminate flooring and part tiled walls.

## OUTSIDE

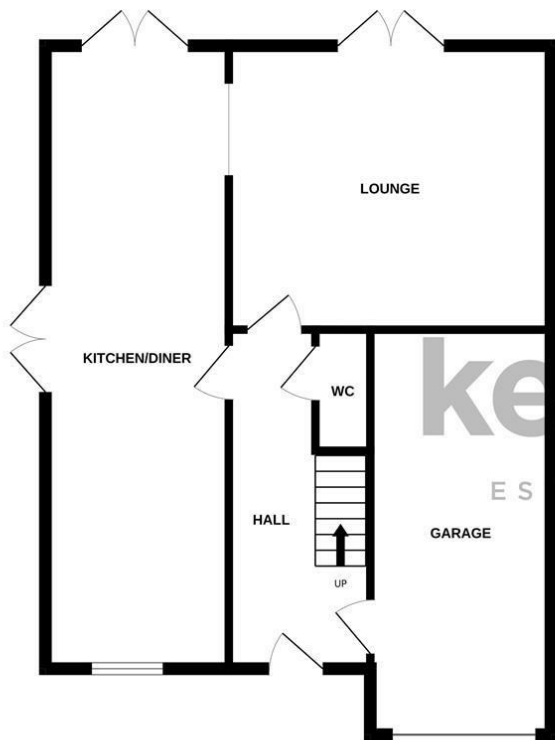
To the front of the property is a block paved driveway, lawn and access to garage with power and lighting. Gate leading to side of the property with an enclosed lawn and decked area. Steps lead to the rear of the property having quiet, enclosed garden with fabulous views a further enclosed garden which has balcony, decked area, outside tap and lawn.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CAVITY WALL INSULATED
- COUNCIL TAX BAND D



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.

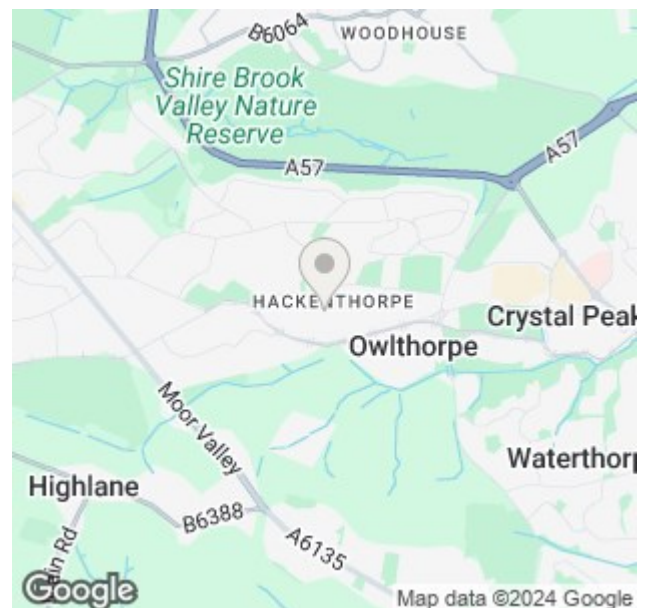


TOTAL FLOOR AREA : 1347 sq.ft. (125.2 sq.m.) approx.

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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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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