

## Marketing Preview

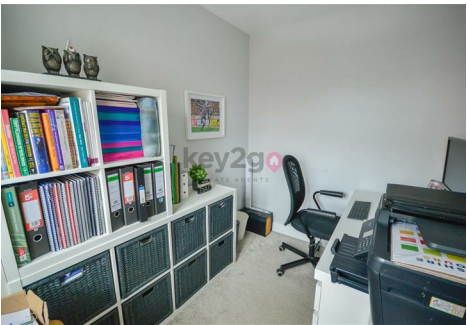


**29 Roberts Grove, Aston, Sheffield, S26 2DJ**

**£400,000**

**Bedrooms 5, Bathrooms 2, Reception Rooms 2**





**\*\* GUIDE PRICE £400,000 - £410,000 \*\*** A fantastic opportunity to purchase this modern and immaculately presented, five bedroom detached property which is situated over three floors and has been extended. Offering a large open plan kitchen/diner, downstairs WC and bedroom with an ensuite. Also having a large, private and enclosed rear garden, off road parking for three cars and a garage. Close to great amenities and road links to the M1 Motorway. Perfect family home!

## SUMMARY

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## HALLWAY

Enter into the spacious hallway with neutral decor and laminate flooring. Ceiling light, radiator and window. Stair rise to the first floor, doors to the WC, lounge and open to the kitchen/diner.

## DOWNSTAIRS WC 5'6" x 3'5"

Comprising of a close coupled WC and sink. Neutral decor and laminate flooring. Ceiling light, radiator and window.

## LOUNGE 11'6" x 21'8"

A large and spacious reception room with neutral decor and carpeted flooring. Two ceiling lights, radiator and window to the front. Double doors to the kitchen/diner.

## KITCHEN/DINER 23'0" x 26'2"

A large, stylish and modern family room which is immaculately presented with ample wall and base units and worktops. Integrated fridge/freezer, washing machine and dishwasher. Oven, microwave and electric hob. One and a half sink with a hot water tap. Laminate flooring, spotlighting and four velux style windows. Storage cupboard and bi-folding doors leading to the rear with inbuilt blinds.

## STAIRS/LANDING

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

Further stair rise to the second floor landing with a velux style window and storage cupboard. Doors to bedrooms two and three.

## BEDROOM ONE 13'4" x 9'9"

A spacious double bedroom with carpeted flooring and fitted wardrobes. Ceiling light, radiator and window to the rear. Door to the ensuite.

## ENSUITE 9'3" x 5'3"

A good sized ensuite having a walk in shower, large sink unit with storage and a WC. Storage cupboard and obscure glass window. Tiled walls and tiled flooring.

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

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

## BEDROOM FIVE 6'5" x 8'1"

A single bedroom with carpeted flooring. Ceiling light, radiator and window.

## BATHROOM 6'5" x 6'9"

A modern and stylish bathroom having a bath, sink and close coupled WC. Spotlighting, radiator and tiled flooring.

## BEDROOM TWO 9'10" x 14'0"

A double bedroom with carpeted flooring. Ceiling light, radiator and two windows.

## BEDROOM THREE 9'5" x 14'0"

A double bedroom with carpeted flooring. Ceiling light, radiator and two windows.

## OUTSIDE

To the front of the property is off road parking for three cars.

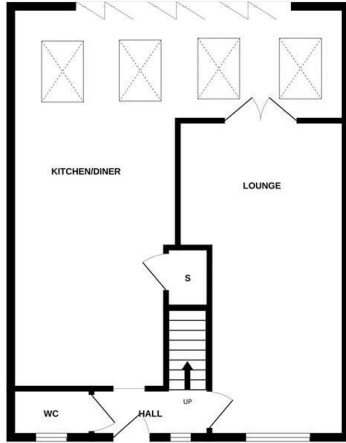
To the rear of the property is a generous sized, private and enclosed garden which has an artificial grass area, patio area and access to the garage. Outdoor tap and electric plug sockets.

## PROPERTY DETAILS

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



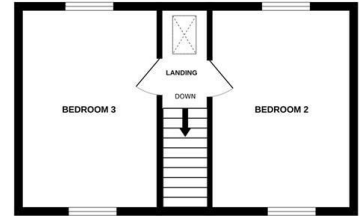
GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.




2ND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1489 sq.ft. (138.3 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>                            |   |           |
| (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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