

## Marketing Preview



**6 Nethermoor Drive, Killamarsh, Sheffield, S21 1HR**

**£230,000**

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





**\*\* GUIDE PRICE £230,000 - £240,000 \*\* STUNNING!** Renovated to a high specification and beautifully maintained throughout. This property offers two generous reception rooms and a low maintenance garden. Having ample off road parking and a detached garage. Situated in a sought after area with good road links to the M1, Chesterfield and Sheffield, and within easy walking distance to Rother Valley. Ideal for first time buyers, small families or those looking to downsize. A viewing is essential to fully appreciate!

## SUMMARY

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A useful porch welcomes you into the property, featuring a window and stylish herringbone effect flooring which continues throughout the ground floor. A door leads into the lounge, where stairs rise to the first floor and a bay window overlooks the front. The lounge also benefits from a stunning media wall and double doors opening into the kitchen/diner. The high gloss fitted kitchen offers ample wall and base units, an understairs cupboard currently used as a utility space, and a window to the rear. There is also a side composite door and patio doors opening out to the garden.

An oak and glass balustrade leads to the first floor landing. The main bedroom is a large double room positioned to the front of the property and benefits from fitted wardrobes. The second bedroom is also a good sized double overlooking the rear. The third bedroom is a single room to the front with useful over-stairs storage. The stylish bathroom is fitted with a 'P'-shaped bath with shower over, a vanity wash basin and a close-coupled WC.

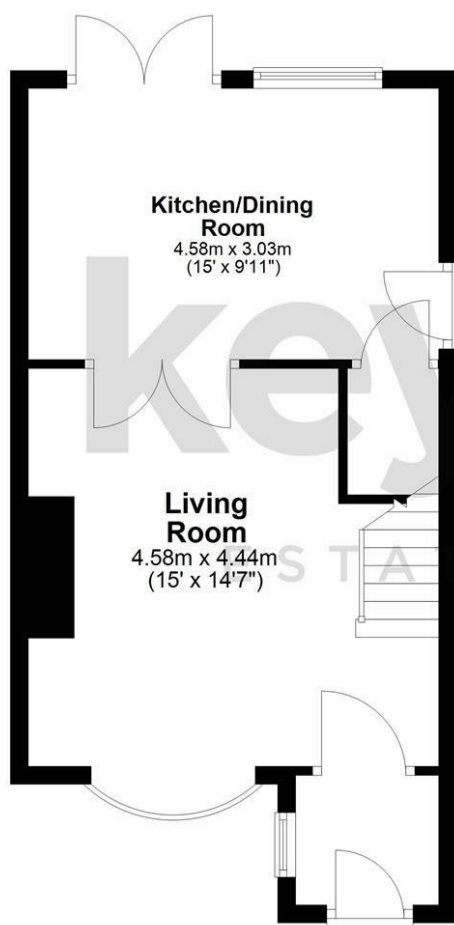
To the front of the property is a full resin driveway providing ample off road parking, with secure gates to the side offering additional privacy and access. There is also a garage with extra secure storage space. A gate leads through to the low maintenance rear garden, which features a patio area, decking and an artificial lawn, creating an ideal space for outdoor entertaining.

## PROPERTY DETAILS

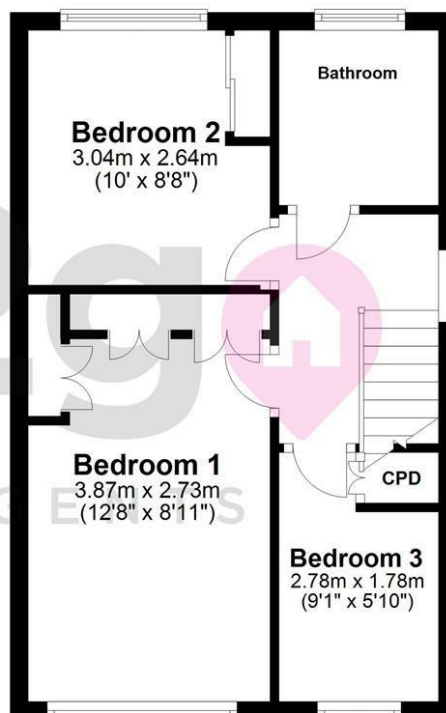
- LEASEHOLD, £750 YEARS REMAINING, £12.50 PER 6 MONTHLY GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

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>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            | 68                                                                                                          | 75        |
| (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  |           |

