

Marketing Preview



7 Farm View Close, Hackenthorpe, Sheffield, S12 4JF

£425,000

Bedrooms 4, Bathrooms 2, Reception Rooms 1



SUMMARY

A fantastic opportunity to purchase this beautifully presented four double bedroom detached property, occupying a corner plot with a generous rear garden with the space to extend with the necessary permissions. Finished to a high standard throughout, the property benefits from a stylish kitchen/diner, a downstairs W/C, and a spacious master bedroom with an en-suite. Further benefits include off-road parking, a double garage, and excellent family living accommodation, making this the perfect family home.

Enter into the welcoming and spacious hallway with stairs rising to the first floor, a large understairs storage cupboard, and doors leading to the lounge, kitchen/diner, and downstairs W/C. The downstairs W/C is modern, fitted with floor-to-ceiling tiling, a wash basin, W/C, tiled flooring, and spotlights. The lounge is a spacious reception room with wood flooring, a large bay window, and access to the conservatory. The modern, stylish open-plan kitchen/diner is fitted with ample wall and base units, contrasting worktops, a central island, and integrated appliances. There is space for dining, windows creating a light space, and a door leading to the rear garden.

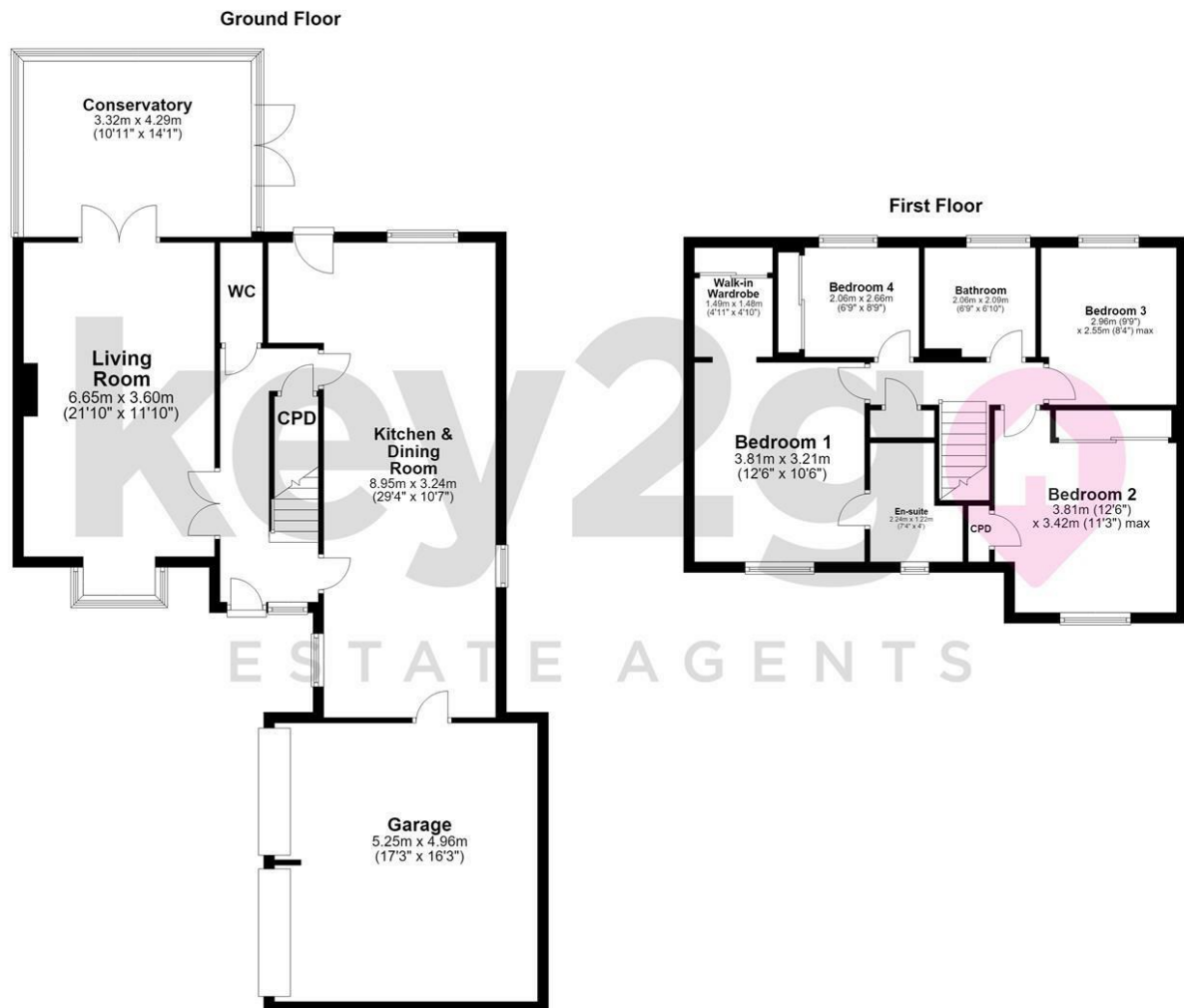
Stairs rise to the spacious first-floor landing. Bedroom one is a generous double bedroom with a walk-in wardrobe, en-suite, neutral décor, and a window. The en-suite is fitted with a walk-in shower, wash basin with storage unit, W/C, and a window. Bedroom two is a double bedroom with fitted wardrobes, carpeted flooring, and a window. Bedroom three is a further double bedroom with carpeted flooring and a window. Bedroom four is a single bedroom benefiting from fitted wardrobes with sliding doors, carpeted flooring, and a window. Completing the accommodation is the modern and stylish family bathroom, fitted with a bath with shower over, wash basin, W/C, tiled walls, and spotlights.

To the front of the property is a private, low-maintenance frontage with a driveway providing off-road parking for two vehicles, access to the double garage, and a pathway leading to the entrance. The generous rear garden is private, enclosed, and well presented, and benefits from an outbuilding which is currently being used as a bar.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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