

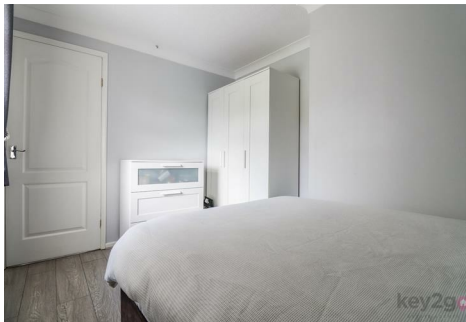
## Marketing Preview



**7 Grassington Close, S12 4NF**

**£375,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**



A unique opportunity to purchase this stunning and deceptively spacious four-bedroom detached family home, occupying a larger-than-average plot with a fantastic-sized rear garden. Tucked away in a quiet cul-de-sac location, the property benefits from ample off-road parking, a detached garage, master en-suite, downstairs WC, and a conservatory with a solid roof. Beautifully presented throughout with stunning kitchen and bathrooms, the home is ideally situated within close proximity to Crystal Peaks and Drakehouse Retail Park, as well as nearby tram and bus routes.

## SUMMARY

A unique opportunity to purchase this stunning and deceptively spacious four-bedroom detached family home, occupying a larger-than-average plot with a fantastic-sized rear garden. Tucked away in a quiet cul-de-sac location, the property benefits from ample off-road parking, a detached garage, master en-suite, downstairs WC, and a conservatory with a solid roof. Beautifully presented throughout with stunning kitchen and bathrooms, the home is ideally situated within close proximity to Crystal Peaks and Drakehouse Retail Park, as well as nearby tram and bus routes.

A composite door opens into a welcoming hallway with stairs rising to the first floor and access to the downstairs WC. A door leads to the bright and spacious lounge, featuring a feature wallpapered chimney breast and double doors opening into the exceptional conservatory space, benefitting from a solid roof. The dining room is accessed from the hallway and opens into the stunning kitchen, fitted with stylish wall and base units. The kitchen also benefits from a large storage cupboard and a door providing access to the rear garden.

Stairs rise to the first floor, featuring a wrap-around landing with doors leading to four well-proportioned bedrooms and the family bathroom. There is also an airing cupboard, while the master bedroom benefits from a shower room en-suite and fantastic open views to the front.

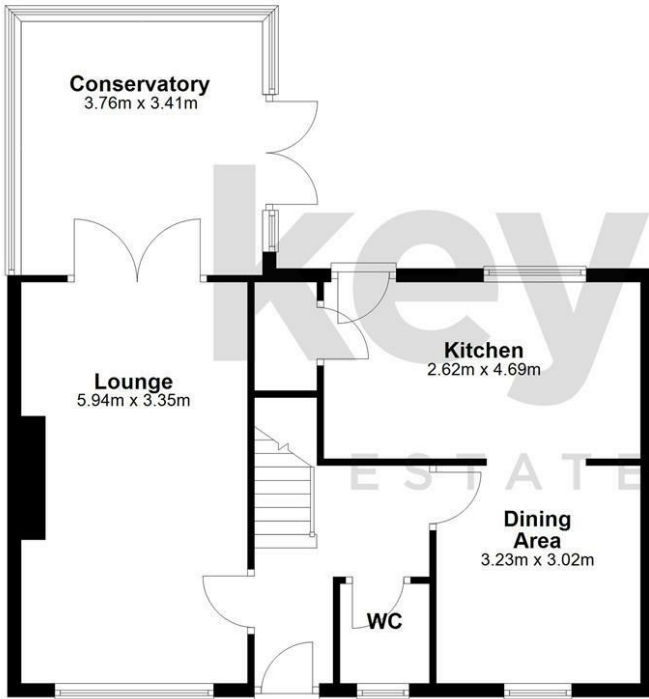
Occupying a large plot, the property benefits from a lawned front garden and a driveway to the side providing ample off-road parking, with access to the detached double garage. A side door from the garage leads into the fully enclosed rear garden, which is larger than average and features two patio areas, a lawn, two garden sheds, and hedging and fencing to the boundaries.

## PROPERTY DETAILS

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

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

