

Marketing Preview



44 Netherthorpe Lane, Killamarsh, Sheffield, S21 1DA

£285,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



*** GUIDE PRICE £285,000-£290,000*** A beautifully presented three/four bedroom semi-detached home arranged over three floors and located in a quiet setting. The property offers allocated parking for two cars, a stunning open-plan kitchen, dining and living area, two bathrooms and a downstairs WC. Further benefits include a versatile studio space outside, making this a perfect family home.

- COMBI BOILER - FITTED JAN 2025
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE COUNCIL
- EV CHARGING POINT FITTED AUG 2025
- FULLY BOARDED AND INSULATED LOFT WITH FULL ELECTRIC

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

SUMMARY

*** GUIDE PRICE £285,000-£290,000*** A beautifully presented three/four bedroom semi-detached home arranged over three floors and located in a quiet setting. The property offers allocated parking for two cars, a stunning open-plan kitchen, dining and living area, two bathrooms and a downstairs WC. Further benefits include a versatile studio space outside, making this a perfect family home.

A spacious entrance hallway provides access to the downstairs WC and the open-plan kitchen/diner, with stairs rising to the upper floors. The kitchen/diner is finished to a high spec, modern and stylish, featuring an island, ample wall and base units, granite worktops and a range of integrated appliances including a double oven, dishwasher, washer tumble dryer, wine cooler, microwave oven, fridge and freezer. Also having granite surfaces, under cabinet lighting, pop up hidden worktop sockets with USB connectivity and built in surround sound. There is a large storage cupboard and plenty of space for living/dining, with large bi-fold doors opening out to the rear garden. The downstairs WC is fitted with a concealed cistern WC, sink with storage, a modern finish and a radiator.

Stairs rise to a spacious first-floor landing, which is carpeted and benefits from a window and radiator. The living room, which could also be used as a fourth bedroom, is a generous space with carpeted flooring, two windows and two feature wallpapered walls. Bedroom three is a generous sized single room with neutral décor, carpet, a built-in wardrobe and a window. Completing this floor is a large, modern and stylish bathroom, fitted with a freestanding bath, sink, concealed cistern WC, radiator with towel rail and an obscure window.

Bedroom one is a spacious double room featuring built-in wardrobes and drawers, carpeted flooring, a window and a Velux window, along with access to the Jack and Jill en-suite. The en-suite is modern and semi-tiled, comprising a WC, a large sink unit with storage, a walk-in shower with glass screen, a radiator and an obscure window. Bedroom two is also a double room with built-in wardrobes and drawers, carpeted flooring, two Velux windows and shared access to the Jack and Jill en-suite.

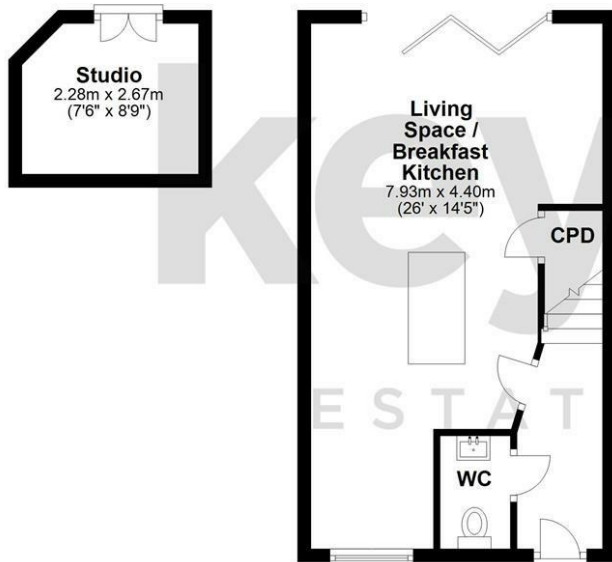
To the front, the property is well presented and provides off road parking for two cars. A pathway leads to the front door, alongside a small lawned area and gated access to the rear garden, all designed for low maintenance.

The rear garden is private, enclosed and generous in size, also being well maintained and low maintenance. It features a patio area and a lawned section, outside electric sockets, hot and cold water taps, and underfloor lighting to the patio and wall. There is also a studio building with double doors and power connected with plug sockets.

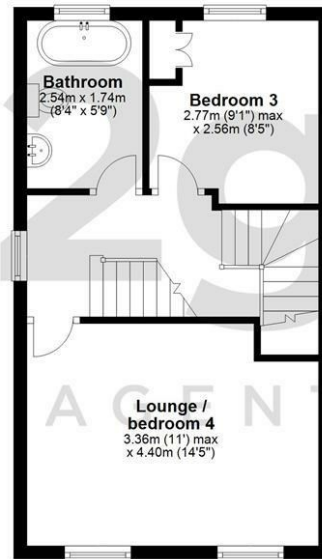
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

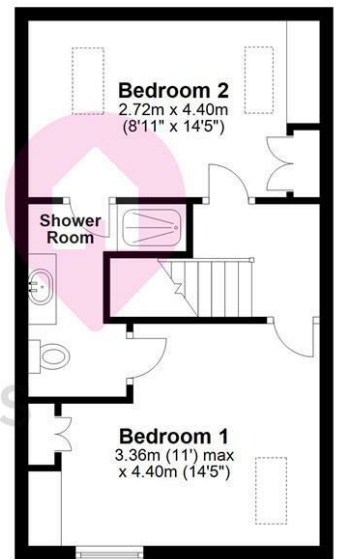
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(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 	

