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ESTATE AGENTS

## Marketing Preview















**17 Butler Way, Killamarsh, Sheffield, S21 1HT**

**£210,000**

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

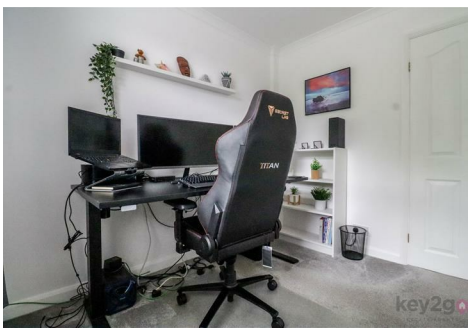


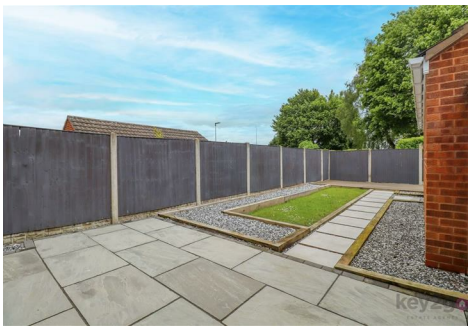











Perfect for first-time buyers or a growing family, this stylish and beautifully maintained home is ready to move straight into. Offering three generously sized bedrooms, a modern kitchen and bathroom, off-road parking, and a garage. Tucked away on a quiet road, it is ideally located within walking distance of local village amenities, schools, and the scenic Rother Valley Country Park.

## SUMMARY

Perfect for first-time buyers or a growing family, this stylish and beautifully maintained home is ready to move straight into. Offering three generously sized bedrooms, a modern kitchen and bathroom, off-road parking, and a garage. Tucked away on a quiet road, it is ideally located within walking distance of local village amenities, schools, and the scenic Rother Valley Country Park.

A useful hallway gives access to the stairs, kitchen, and lounge/diner. The stylish high-gloss kitchen features integrated appliances, a utility cupboard, under-stairs storage cupboard, and a uPVC door leading to the rear garden. The bright lounge/diner benefits from dual-aspect windows providing plenty of natural light.

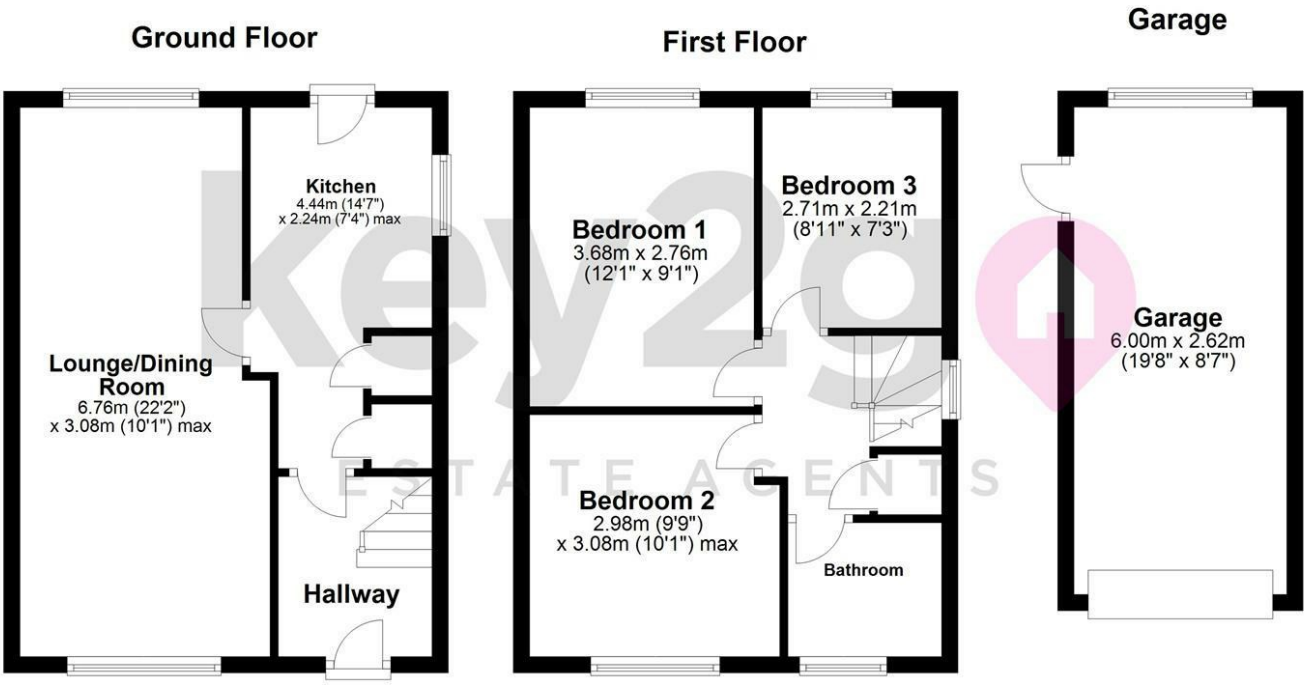
Stairs rise to the first-floor landing with an over-stairs storage cupboard. There are two generous double bedrooms and a generous single/small double bedroom, along with a stylish renovated bathroom. The fully boarded loft houses the boiler.

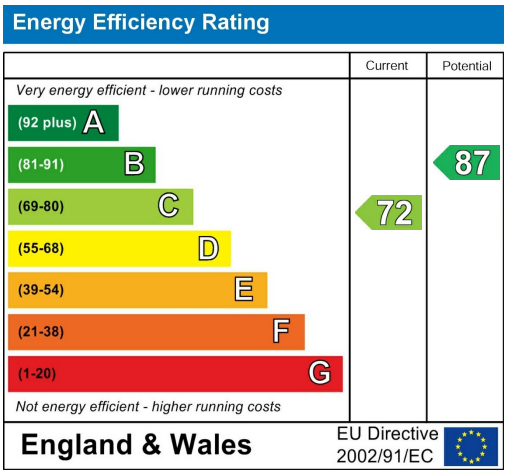
To the front is a lawn and driveway to the side with a car security pole and access to the large detached garage. A gate leads to the landscaped rear garden, which includes a patio area, lawn, decking, and backs onto a quiet park area.

## PROPERTY DETAILS

- LEASEHOLD, 149 YEARS REMAINING, £45PA 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







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