

## Marketing Preview

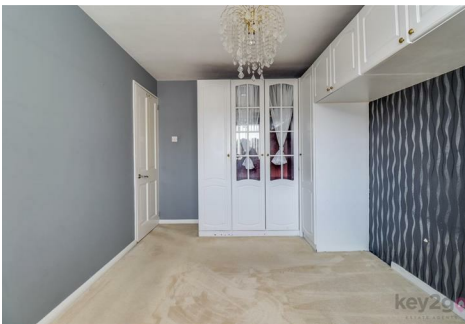


**9 Nethermoor Drive, Killamarsh, Sheffield, S21 1HR**

**£295,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 1**





**NO CHAIN!!!! \*\*\* GUIDE PRICE £295,000 - £300,000 \*\*\*** A fantastic opportunity to purchase this four bedroom extended and well presented detached property. Benefitting from conservatory, ensuite and utility room. Also offering off road parking, garage and enclosed rear garden. Situated in a popular residential area and close to great local amenities and schools. Perfect family home!

### SUMMARY

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### PORCH

Enter through UPVC door into porch with laminate flooring, window and ceiling light. UPVC door to hallway.

### LOUNGE 14'1" x 11'9"

A spacious lounge with laminate flooring and feature wallpapered walls. Ceiling light, two wall lights and radiator. Bay window to the front.

### KITCHEN/DINER 15'0" x 10'8"

Fitted with ample wall and base unit, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Space for freestanding cooker and integrated under counter fridge. Two ceiling lights, radiator and window. Vinyl flooring and access to conservatory and utility room.

### UTILITY ROOM 7'1" x 6'9"

With under counter space for washing machine, fridge and freezer. Two ceiling lights, vinyl flooring and access to rear and garage.

### CONSERVATORY 7'10" x 13'6"

Great extra living space with laminate flooring, ceiling light and radiator. Access to rear.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, access to loft and doors to four bedrooms and bathroom.

### BEDROOM ONE 14'6" x 7'8"

A large double bedroom with laminate flooring and neutral decor. Ceiling light, radiator and window. Door to ensuite.

### ENSUITE 6'3" x 7'9"

A modern ensuite comprising of large walk in shower and sink with storage. Spot lighting, radiator and obscure glass window. Vinyl flooring.

### BEDROOM TWO 12'6" x 8'11"

A second double bedroom with carpet flooring, feature wallpapered wall and built in wardrobe. Ceiling light, radiator and window.

### BEDROOM THREE 8'6" x 11'7"

A second double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window.

### BEDROOM FOUR 9'2" x 5'11"

A fourth good sized single bedroom with laminate flooring and feature wallpapered wall. Ceiling light, radiator and window. Built in storage cupboard.

### BATHROOM 6'0" x 6'7"

A modern bathroom of bath, close coupled WC and sink with storage. Ceiling light, radiator and obscure glass window. Vinyl flooring.

### OUTSIDE

To the front of the property is a block paved driveway with ample off road parking and garage.

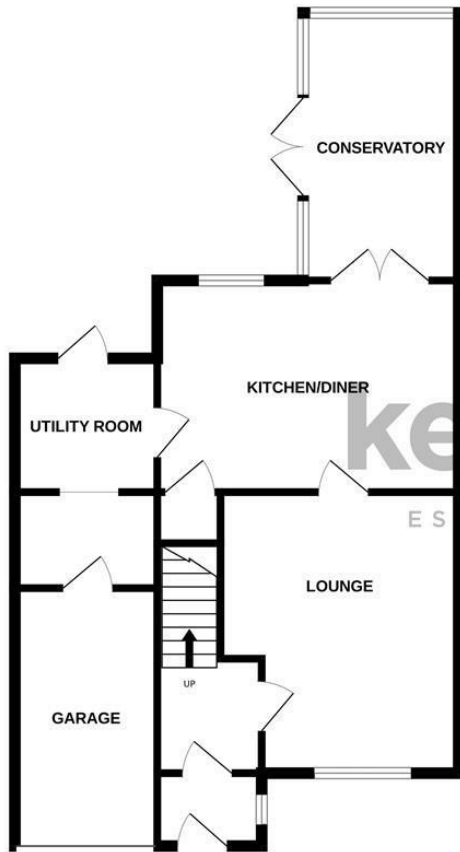
To the rear of the property is a private enclosed garden with artificial grass and patio area.

### PROPERTY DETAILS

- LEASEHOLD, 850 YEARS REMAINING,
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - NORTH EAST DERBYSHIRE DISTRICT COUNCIL



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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>                            |                         | <b>83</b> |
| (55-68) <b>D</b>                            | <b>70</b>               |           |
| (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 |           |



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