

## Marketing Preview



**31 Dowcarr Lane, Woodall, Sheffield, S26 7XN**

**£350,000**

**Bedrooms 3, Bathrooms 2, Reception Rooms 1**





## CHAIN-FREE Semi-Detached Home with Stunning Countryside Views

A rare chain-free opportunity to purchase this beautifully presented three-bedroom semi-detached home, set in a semi-rural location with breathtaking views. The property boasts a modern, stylish kitchen, a detached garage, and a generous frontage providing ample off-road parking. Conveniently positioned close to local amenities and scenic countryside walks

### SUMMARY

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The ground floor features a welcoming hallway with stairs to the first floor and access to a spacious lounge with a walk-in bay window. The modern kitchen includes ample wall and base units, quartz worktops, tiled splashbacks, and integrated appliances such as a fridge, freezer, washing machine, and dishwasher. Double doors lead into a conservatory, providing additional living space and access to the rear garden. There is also a shower room with a walk-in shower, toilet, and sink.

Stairs lead to the first-floor landing, providing access to three bedrooms: two double bedrooms with carpeted floors and countryside views, and a single bedroom also with carpet. The generously sized bathroom includes a larger-than-average bath, sink, and WC.

Situated on a large well presented plot with lawn area, electric double remote controlled gates to drive with off road parking. Shrubs, access to rear garden and detached garage with electric remote controlled garage roller door.

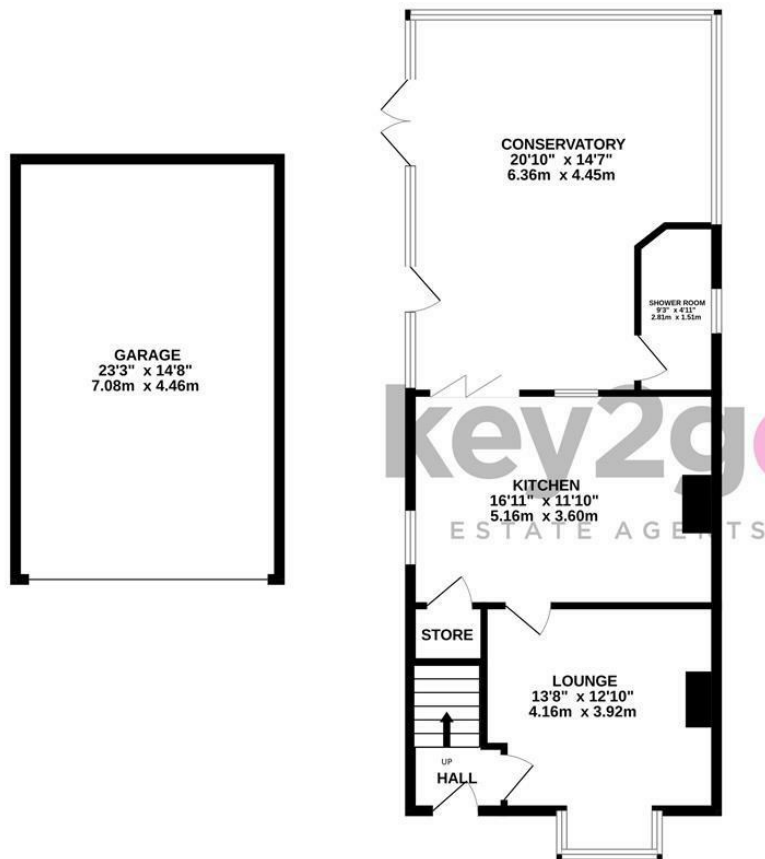
To the rear of the property is a low maintenance enclosed private garden with patio area and pond.

### PROPERTY DETAILS

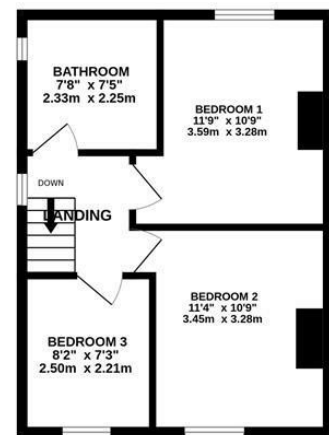
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- BURGLAR ALARM FITTED
- CCTV FITTED
- COUNCI TAX BAND B - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

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>	69	79
(55-68) <b>D</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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