

Marketing Preview



29 Cardwell Drive, Sheffield, S13 7XD

£320,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A fantastic opportunity to purchase this ready to move into four bedroom detached property which is situated on a quiet cul-de-sac. Offering a downstairs WC, formal dining room and a master bedroom with an ensuite. Also having an enclosed rear garden, off road parking and a garage with an electric door. Close to amenities and a choice of schools. Road links to the City Centre and M1 Motorway. Beautiful family home!

SUMMARY

A fantastic opportunity to purchase this ready to move into four bedroom detached property which is situated on a quiet cul-de-sac. Offering a downstairs WC, formal dining room and a master bedroom with an ensuite. Also having an enclosed rear garden, off road parking and a garage with an electric door. Close to amenities and a choice of schools. Road links to the City Centre and M1 Motorway. Beautiful family home!

HALLWAY

Enter via a composite door into the spacious and welcoming hallway with neutral decor, carpeted flooring and a built in welcome mat. Two ceiling lights, radiator and the stair rise to the first floor landing. Doors to the dining room, kitchen, lounge, downstairs WC and garage.

DINING ROOM 8'5" x 11'0"

A formal dining room with carpeted flooring. Ceiling light, radiator and two windows to the front.

KITCHEN 9'6" x 14'0"

Fitted with high gloss wall and base units and contrasting worktops. One and a half sink with a drainer and mixer tap. Integrated fridge/freezer and under counter space for a washing machine, cooker and dishwasher. Ceiling light, radiator and window to the rear. Vinyl flooring and uPVC door to the rear.

LOUNGE 11'8" x 13'4"

Having wallpapered walls, carpeted flooring and a newly fitted feature fireplace. Ceiling light, radiator and walk in bay window to the rear.

DOWNSTAIRS WC 5'7" x 3'3"

Comprising of a vanity wash basin, back to wall WC and tiled flooring, Ceiling light, ladder style radiator and obscure glass window.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with an obscure glass window, ceiling light and access to the loft. Doors to the four bedrooms and bathroom.

MASTER BEDROOM 9'9" x 11'5"

A good sized double bedroom with a feature painted wall, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 7'10" x 4'11"

Comprising of a shower cubicle with an overhead electric shower, vanity wash basin and back to wall WC. Spot lighting, chrome ladder style radiator and obscure glass window. Part acrylic sheeting to the walls and vinyl flooring.

BEDROOM TWO 10'5" x 9'10"

A double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the rear.

BEDROOM THREE 10'8" x 9'11"

A double bedroom with a feature painted wall, carpeted flooring, fitted wardrobes and a cupboard. Ceiling light, radiator and window to the front.

BEDROOM FOUR 9'6" x 8'7"

A single bedroom with feature walls and carpeted flooring. Ceiling light, radiator and two windows to the front.

BATHROOM 7'8" x 4'11"

Comprising of a jacuzzi bath with a mixer shower tap, vanity wash basin and back to wall WC. Ceiling light, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

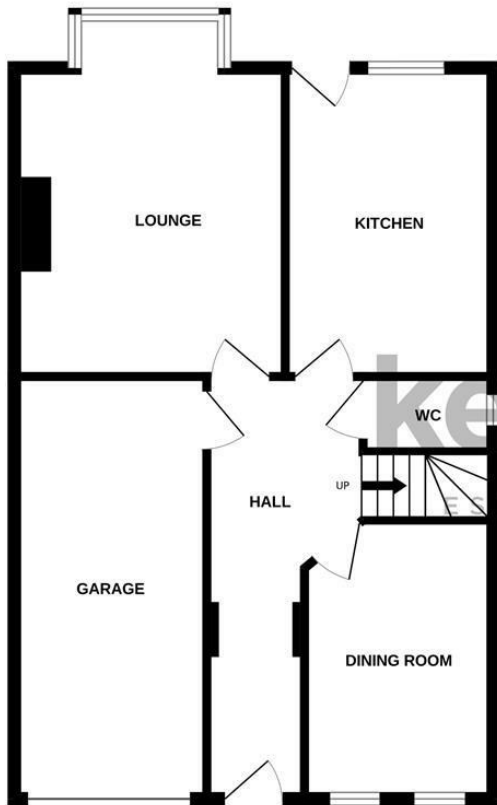
To the front of the property is a tarmac double driveway, lawn area and access to the rear.

To the rear of the property is a private and enclosed garden with a patterned concrete patio, lawn area, slate chippings and hedging.

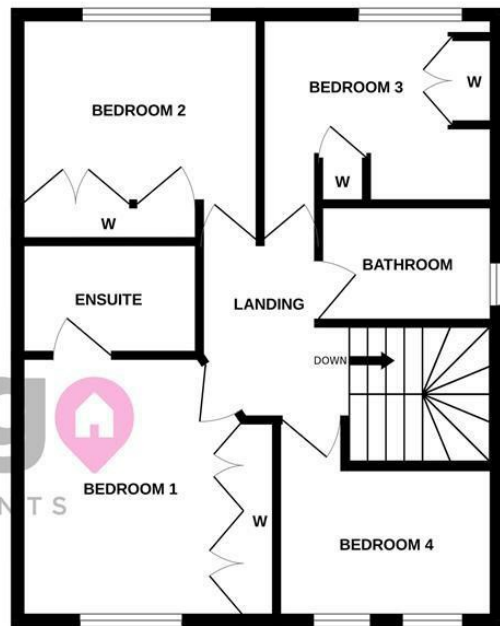
PROPERTY DETAILS

- LEASEHOLD, 93 YEARS REMAINING, £60 GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER - 2 YEARS OLD
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL
- BURGLAR ALARM THAT IS MAINTAINED AND SERVICED
- SECURITY CAMERAS
- GUTTERS AND FASCIAS

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) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

