

Marketing Preview



30 Acacia Crescent, Killamarsh, Sheffield, S21 1HZ

£250,000

Bedrooms 3, Bathrooms 1, Reception Rooms null



**** GUIDE PRICE £250,000 - £260,000 ** NOT TO BE MISSED!** A unique opportunity to purchase this large and extended, three bedroom semi-detached property which is situated on a quiet cul-de-sac. Offering three reception rooms, a utility space, off road parking and a garage. Backing onto the countryside and being stunning and immaculately presented throughout. An ideal family home!

SUMMARY

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ENTRANCE PORCH

Enter via a uPVC door into the porch with a side window, neutral decor and laminate flooring. Wall light, radiator and door to the lounge.

LOUNGE 14'5" x 13'7"

A spacious reception room with continued decor and flooring. Ceiling light, radiator and window. Stair rise to the first floor and open to the kitchen.

BREAKFAST KITCHEN 14'6" x 20'6"

An open 'L' shaped breakfast kitchen fitted with ample high gloss wall and base units, wood effect worktops and tiled splash back. One and a half sink with a drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge, freezer and dishwasher. Breakfast bar and laminate flooring. Four ceiling lights, spotlighting, radiator and two windows with views. Double doors to the sun room/conservatory and a door to the WC.

CONSERVATORY 15'5" x 8'2"

A solid roof extension which would make a perfect dining area with painted walls and laminate flooring. Spotlighting and speakers, radiator and two velux style windows. Bi-folding doors to the rear and door to the utility.

UTILITY ROOM 6'6" x 11'2"

Fitted with ample shaker style larder and base units, contrasting worktops and laminate flooring. Cupboard housing the washing machine and tumble dryer. Spotlighting, radiator and door to the garage.

DOWNSTAIRS WC 2'11" x 5'0"

Comprising of a floating wash basin and close coupled WC. Spotlighting, radiator and laminate flooring.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light, window and access to the loft. Doors to the three bedrooms and shower room.

BEDROOM ONE 8'3" x 13'8"

A generous sized double bedroom with feature panelling, carpeted flooring and fitted wardrobes. Spotlighting, radiator and window to the front.

BEDROOM TWO 8'3" x 8'2"

A double bedroom with white walls and carpeted flooring. Ceiling light, radiator and window to the rear with amazing countryside views.

BEDROOM THREE 6'1" x 7'4"

A single bedroom with white walls, carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the front.

SHOWER ROOM 6'1" x 5'2"

A modern shower room having a shower cubicle with an overhead and handheld shower, pedestal sink and a close coupled WC. Spotlighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

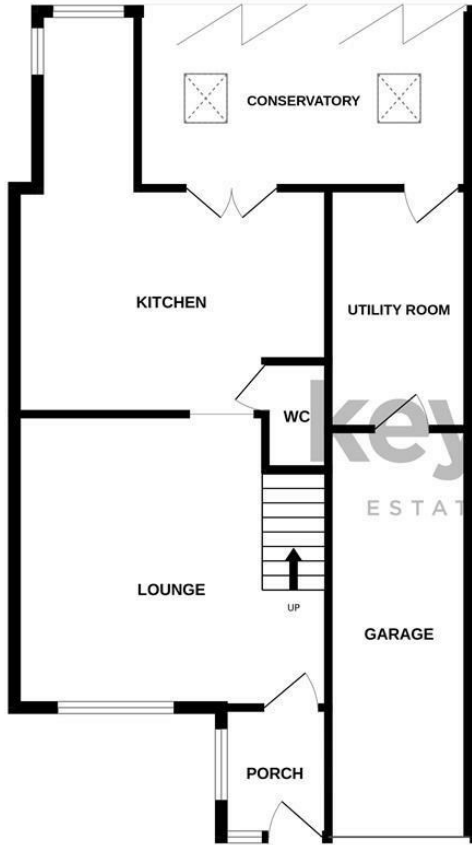
To the front of the property is a patterned concrete driveway with off road parking for three cars.

To the rear of the property is a landscaped, maintenance free and a quiet garden which backs onto fields and having a patio, decking and fencing. Open countryside views.

PROEPRTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - SHEFFIELD CITY 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) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

