

## Marketing Preview



**25 Redwood Lane, Mosborough, Sheffield, S20 5FQ**

**£320,000**

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





## SUMMARY

Don't miss your opportunity to purchase this beautiful throughout four bedroom semi-detached property which is set over three floors and built in 2018. Offering modern kitchen/diner and master bedroom with ensuite and walk in wardrobe. Also benefitting from off road parking for three cars, generous sized private enclosed rear garden and part converted garage. Situated in a highly sought after area close to amenities and road links to Sheffield City Centre and the M1 Motorway. Perfect family home!

Entering into a welcome hallway with access to WC with toilet, sink and window. Doors to large storage cupboard and modern kitchen/diner with ample wall and base units, integrated appliances such as oven, microwave, gas hob and extractor fan. As well as dishwasher, washing machine and wine cooler. Space for dining table. further doors to large lounge with neutral decor and carpet flooring. Double doors leading to rear and large walk in bay window.

Stair rise to first floor landing with doors to three bedrooms, bathroom and storage cupboard. Bedroom two/bedroom three are double bedrooms which offer neutral decor and carpet flooring. The bathroom comprises of stylish walk in shower, sink and close coupled WC.

Second stair rise to top floor which offers the spacious master bedroom with carpet flooring, neutral decor and walk in large sliding door fitted wardrobes. Door to ensuite with large walk in shower, sink and velux window.

To the front of the property is artificial grass area, off road parking for three cars, access to garage and stairs which lead up to front door. The garage has been part converted with laminate flooring, spot lighting and neutral decor.

To the rear of the property is a low maintenance enclosed well presented garden with patio and stairs which lead to artificial grass with BBQ area.

## PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL



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>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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	

