

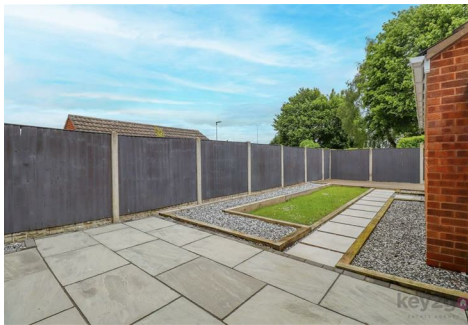
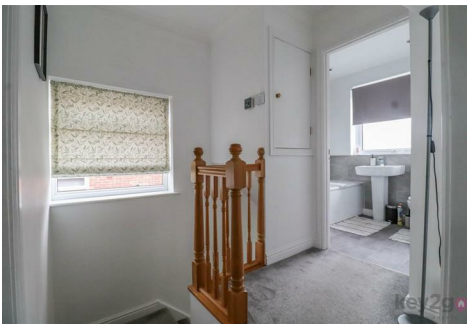
## Marketing Preview



**17 Butler Way, Killamarsh, Sheffield, S21 1HT**

**£220,000**

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



Perfect for first-time buyers or a growing family, this stylish and beautifully maintained home is ready to move straight into. Offering three generously sized bedrooms, a modern kitchen and bathroom, off-road parking, and a garage. Tucked away on a quiet road, it is ideally located within walking distance of local village amenities, schools, and the scenic Rother Valley Country Park.

## SUMMARY

Perfect for first-time buyers or a growing family, this stylish and beautifully maintained home is ready to move straight into. Offering three generously sized bedrooms, a modern kitchen and bathroom, off-road parking, and a garage. Tucked away on a quiet road, it is ideally located within walking distance of local village amenities, schools, and the scenic Rother Valley Country Park.

A useful hallway gives access to the stairs, kitchen, and lounge/diner. The stylish high-gloss kitchen features integrated appliances, a utility cupboard, under-stairs storage cupboard, and a uPVC door leading to the rear garden. The bright lounge/diner benefits from dual-aspect windows providing plenty of natural light.

Stairs rise to the first-floor landing with an over-stairs storage cupboard. There are two generous double bedrooms and a generous single/small double bedroom, along with a stylish renovated bathroom. The fully boarded loft houses the boiler.

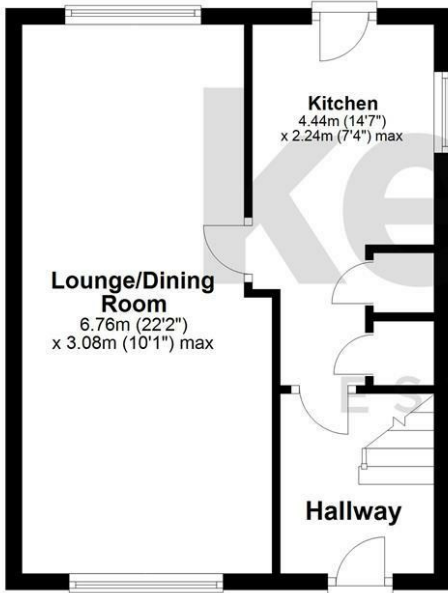
To the front is a lawn and driveway to the side with a car security pole and access to the large detached garage. A gate leads to the landscaped rear garden, which includes a patio area, lawn, decking, and backs onto a quiet park area.

## PROPERTY DETAILS

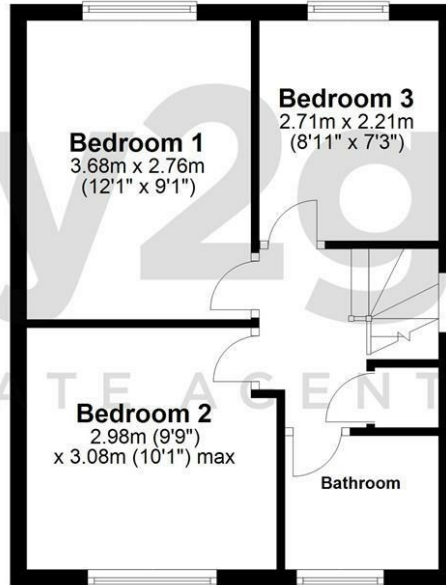
- LEASEHOLD, 149 YEARS REMAINING, £45PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

**Ground Floor**



**First Floor**



**Garage**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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	

