

Marketing Preview



30 Moorthorpe Rise, Owlthorpe, Sheffield, S20 6QD

£450,000

Bedrooms 4, Bathrooms 2, Reception Rooms 3



A unique opportunity to purchase this immaculately presented four bedroom detached property which is situated over three floors. Offering three reception rooms, a downstairs WC and a utility room. Also having a master bedroom with an ensuite, large 'L' shaped kitchen/diner and stunning high quality decor throughout. Off road parking, a garage for storage and an enclosed rear garden. Close to amenities and road links to the M1 Motorway and City Centre. A large family home!

SUMMARY

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HALLWAY

A spacious and welcoming hallway with tiled flooring, two ceiling lights and a radiator. Storage cupboard, stair rise to the first floor and doors to the lounge, utility room and downstairs WC.

LOUNGE 11'4" x 24'0"

A large reception room with carpeted flooring and a feature fireplace with a gas fire. Two ceiling lights, two radiators and two windows.

UTILITY ROOM 8'3" x 8'6"

Having larder wall and base units, wood effect worktops and under counter space for a washing machine. Ceiling light, laminate flooring and door to the garage for storage with the boiler and lighting.

DOWNSTAIRS WC 5'11" x 5'4"

Comprising of a vanity wash basin and back to wall WC. Spotlighting and vertical radiator. Fully tiled walls and tiled flooring.

STAIRS/LANDING

A carpeted stair rise to the first and second floor landings.

To the first floor landing is a ceiling light, radiator and window to the front. Doors to the kitchen/diner and snug.

To the second floor landing is a ceiling light, radiator and access to the loft. Doors to the four bedrooms and bathroom.

KITCHEN/DINER 25'5" x 22'2"

A large 'L' shaped kitchen/diner fitted with ample larder and base units, granite worktops and splash back. One and a half sunk in sink with a mixer tap. Extractor fan and integrated microwave cooker. Integrated fridge/freezer, dishwasher and two wine coolers. Breakfast bar and LVT flooring. Three ceiling lights, spotlighting, vertical radiator and window to the rear. Patio doors to the rear, door to the rear and open to the snug.

SNUG 9'9" x 13'5"

A great extra living space with LVT flooring and a feature wallpapered wall. Ceiling light, radiator and window to the front.

MASTER BEDROOM 11'8" x 10'6"

A large double bedroom with carpeted flooring, a feature wallpapered wall and two sets of built in wardrobes. Ceiling light, radiator and window. Door to the ensuite.

ENSUITE 4'7" x 5'5"

Comprising of a shower cubicle with an overhead thermostatic shower, vanity wash basin and low flush WC. Ceiling light, radiator and window.

BEDROOM TWO 10'0" x 11'4"

A double bedroom with a feature wallpapered wall, laminate flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM THREE 8'6" x 7'10"

A small double bedroom with laminate flooring and a feature wallpapered wall. Ceiling light, radiator and window to the rear.

BEDROOM FOUR 8'4" x 7'0"

A single bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

BATHROOM 5'6" x 7'0"

Comprising of a bath with an overhead electric shower, vanity wash basin and low flush WC. Spotlighting, radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

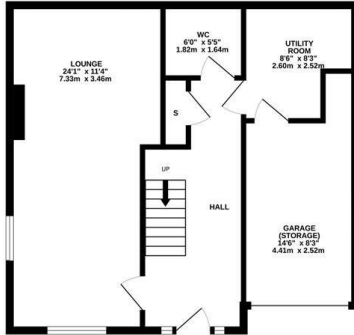
To the front of the property is a driveway with access to the garage. Path with steps to the rear garden.

To the rear of the property is a beautifully presented, quiet and enclosed garden with a decking area, two pebbled areas and a lawn. Hedges, shrubbery and trees. Pergola and fencing. The property also backs onto woodland.

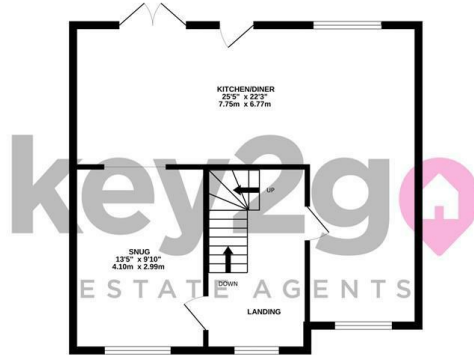
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - SHEFFIELD CITY COUNCIL

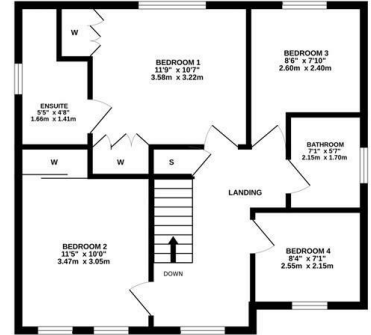
GROUND FLOOR



1ST FLOOR



2ND 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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