

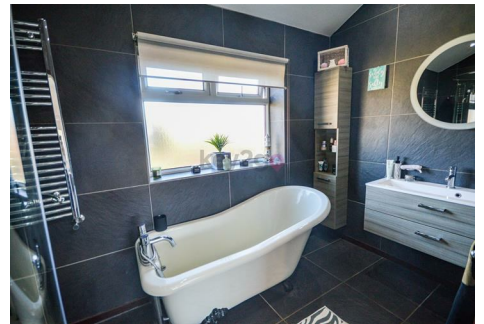
Marketing Preview



9 Ringwood Road, Sothall, Sheffield, S20 2DG

£400,000

Bedrooms 4, Bathrooms 2, Reception Rooms 2



A unique opportunity to purchase this large and extended four bedroom with an occasional attic space detached property. Offering a master bedroom with an ensuite, large kitchen/diner/living and a downstairs WC. Also having a conservatory, generous sized landscaped garden and off road parking for four cars. Close to amenities and road links to the M1 Motorway and City Centre. Perfect family home!

SUMMARY

A unique opportunity to purchase this large and extended four bedroom with an occasional attic space detached property. Offering a master bedroom with an ensuite, large kitchen/diner/living and a downstairs WC. Also having a conservatory, generous sized landscaped garden and off road parking for four cars. Close to amenities and road links to the M1 Motorway and City Centre. Perfect family home!

HALLWAY

Enter via composite door into the hallway with painted walls and wooden flooring. Spotlighting, chrome ladder style radiator and storage cupboard. Doors to the downstairs WC, lounge and kitchen/living.

LOUNGE 13'6" x 15'11"

A bright and spacious reception room with a feature wall and laminate flooring. Spotlighting, two radiators and two windows to the front. Door to the kitchen/living.

KITCHEN/LIVING/DINER 20'9" x 26'0"

A large 'U' shaped reception room with ample high gloss two tone wall and base units, contrasting worktops and glass splash back. Double oven, microwave and coffee machine. Space for an American style fridge/freezer and under counter space for a washing machine. Integrated dishwasher and island with a ceramic sink. Spotlighting, three ceiling lights, two ladder style radiators and three windows. Tile effect flooring, patio doors to the garden and patio doors to the conservatory.

CONSERVATORY 8'0" x 10'5"

A great extra living space with two radiators, laminate flooring and patio doors to the rear garden.

WC

Comprising of a close coupled WC and vanity wash basin. Spotlighting and ladder style radiator.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with a ceiling light and doors to the four bedrooms and family bathroom.

MASTER BEDROOM 14'11" x 10'11"

A large double bedroom with high vaulted ceiling with carpeted flooring. Ample spotlighting, radiator, window to the front and two velux style windows. Door to the ensuite.

ENSUITE 5'3" x 10'11"

Having a freestanding bath, shaped shower cubicle with an overhead shower and vanity wash basin. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 11'7" x 10'5"

A generous sized double bedroom with painted walls and carpeted flooring. Ceiling light, radiator and window to the front. Two storage cupboards and door leading to a space saving staircase to the occasional attic space.

OCCASIONAL ATTIC SPACE 15'0" x 9'2"

Comprising of painted walls, laminate flooring and eaves storage. Spotlighting and two velux style windows.

BEDROOM THREE 9'6" x 10'5"

A double bedroom with laminate flooring. Spotlighting, radiator and window to the rear.

BEDROOM FOUR 8'10" x 6'2"

A single bedroom with laminate flooring and painted walls. Ceiling light, radiator and window to the front.

FAMILY BATHROOM 6'6" x 6'1"

Comprising of a freestanding bath with an overhead shower, floating wash basin and close coupled WC. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

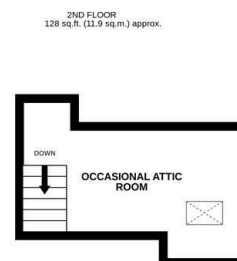
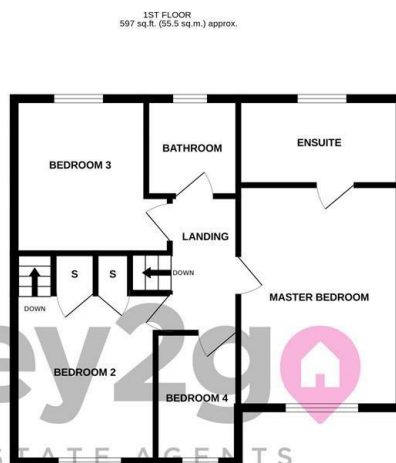
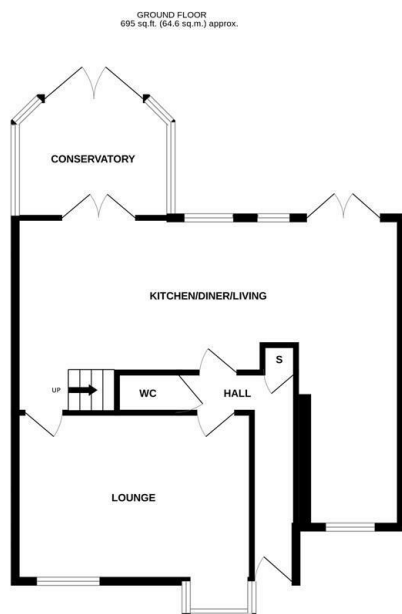
OUTSIDE

To the front of the property is a brick paved driveway with ample off road parking and a path leading to the side and rear.

To the rear of the property is a generous sized, enclosed and low maintenance garden with two decking areas, patio and astroturf area. Shed and an entertaining area with a pergola and power.

PROPERTY DETAILS

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

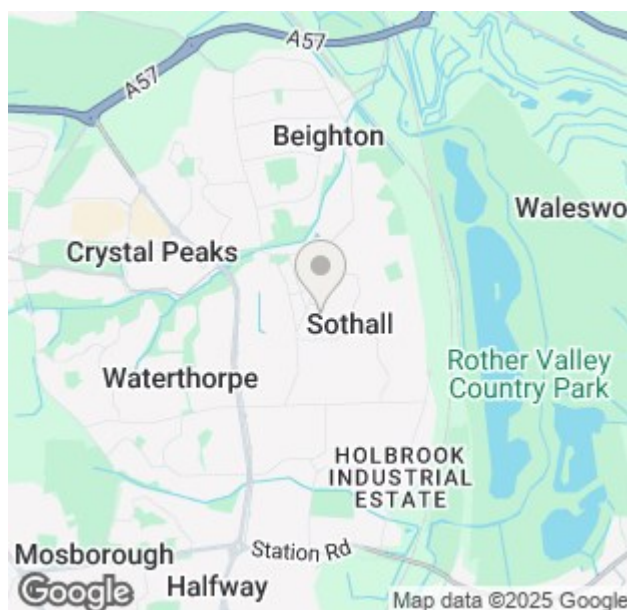


TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

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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