

Marketing Preview



4 Fern Way, Eckington, Sheffield, S21 4HF

£360,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



NO CHAIN! A fantastic and unique opportunity to purchase this effectively extended, three generous sized bedrooms bungalow which is situated on a quiet cul-de-sac. Offering two reception rooms and a master bedroom with an ensuite and a walk in wardrobe. Also having a stylish kitchen and bathroom, ample off road parking and a garage. Close to amenities and being on the doorstep to the countryside. Perfect family home!

SUMMARY

NO CHAIN! A fantastic and unique opportunity to purchase this effectively extended, three generous sized bedrooms bungalow which is situated on a quiet cul-de-sac. Offering two reception rooms and a master bedroom with an ensuite and a walk in wardrobe. Also having a stylish kitchen and bathroom, ample off road parking and a garage. Close to amenities and being on the doorstep to the countryside. Perfect family home!

HALLWAY

Enter via a composite door into the welcoming hallway with tiled flooring, a ceiling light and a radiator. Storage cupboard and doors to the WC and lounge.

WC 3'8" x 5'6"

Comprising of a vanity wash basin, close coupled WC and a continued flooring. Ceiling light, chrome ladder style radiator and obscure glass window.

LOUNGE 10'2" x 15'5"

A bright and spacious reception room with white walls and wooden flooring. Two ceiling lights, radiator and window to the front. Double doors to the dining room.

DINING ROOM 15'5" x 9'1"

A second reception room with continued wood flooring, a ceiling light and radiator. Velux style window, sliding doors to the side porch and doors to the inner hallway and kitchen.

KITCHEN 8'10" x 11'9"

A modern kitchen fitted with ample high gloss wall and base units, marble worktops and splash backs. One and a half sink with a mixer tap. Oven, microwave, hob and extractor fan. Integrated fridge/freezer and dishwasher. Spotlighting, radiator and side window. Wood effect flooring.

SIDE PORCH

Having wood effect flooring, a ceiling light and window. Cupboard housing the plumbing for a washing machine. Side uPVC door to outside.

INNER HALLWAY

Comprising of spotlighting, wood effect flooring and access to the loft. Storage cupboard and doors to the three bedrooms and bathroom.

MASTER BEDROOM 9'4" x 21'7"

A generous sized and bright bedroom with white walls, carpeted flooring and door to the spacious walk in wardrobe. Two wall lights, spotlighting, two radiators and a velux style window. Patio doors to the rear and door to the ensuite.

ENSUITE 6'11" x 5'6"

A stunning ensuite having a shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Spotlighting and chrome ladder style radiator. Fully tiled walls and tiled flooring.

BEDROOM TWO 8'10" x 21'7"

A large double bedroom with white walls, carpeted flooring and a large wardrobe/storage cupboard. Two wall lights, ceiling light and radiator. Window to the rear and velux style window.

BEDROOM THREE 7'6" x 12'5"

A small double bedroom with carpeted flooring and a storage cupboard. Ceiling light, radiator and window to the side.

BATHROOM 6'6" x 8'6"

A stylish bathroom having a bath, shower cubicle with an overhead and handheld shower, wash basin and close coupled WC. Spotlighting, chrome ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

OUTSIDE

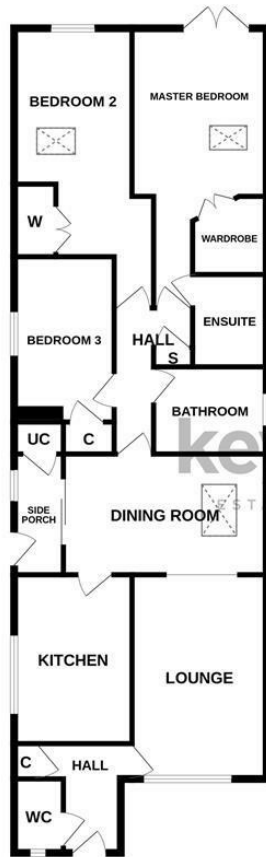
To the front of the property is a low maintenance pebbled area, a driveway to the side with a secure gate to ample off road parking.

To the rear of the property is a private, low maintenance and enclosed garden with a large patio area, lawn area and fencing. Access to the detached garage with power and lighting.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - NORTH EAST DERBYSHIRE DISTRICT COUNCIL

GROUND FLOOR
1122 sq. ft. (104.2 sq.m.) approx.

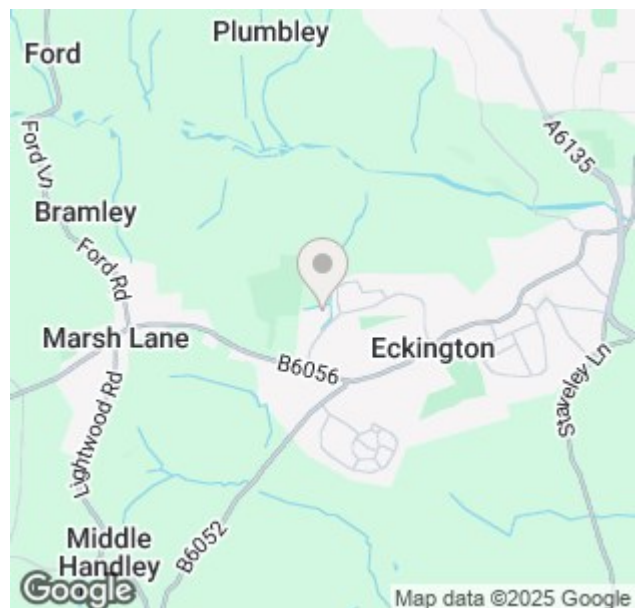


TOTAL FLOOR AREA: 1122 sq. ft. (104.2 sq.m.) approx.

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		86
(69-80) C	72	
(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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