

## Marketing Preview

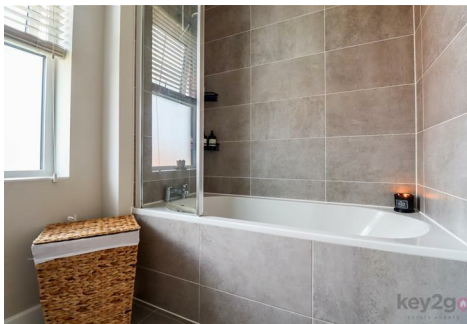


**14 Berrisford Avenue, Eckington, Sheffield, S21 4LJ**

**£390,000**

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





**\*\* GUIDE PRICE OF £390,000 - £400,000 \*\***

A modern four-bedroom detached home with a standout garden, garage, and an impressive top-floor main suite, occupying a private corner position at the end of a quiet cul-de-sac.

Built in 2019 and arranged over three floors, this well-balanced home offers space where it matters. The property sits on a corner plot with no passing footfall or through traffic, creating a noticeably private setting both inside and out.

The highlight is the top-floor principal bedroom, a genuine main suite with fitted wardrobes and a contemporary en-suite, offering separation and privacy from the rest of the house.

## SUMMARY

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On the ground floor, the layout is practical and modern. A comfortable lounge sits alongside a spacious open-plan kitchen/diner with high-gloss units and integrated appliances, with double doors opening directly onto the garden — ideal for entertaining and everyday living. A downstairs WC and useful storage complete the level.

The first floor provides three further bedrooms (two doubles and a generous single) along with a modern family bathroom, offering flexibility for families, guests, or home working.

Outside, the enclosed rear garden has been landscaped for low maintenance and year-round use, featuring an L-shaped patio, artificial lawn, planted borders, and a covered pergola area currently housing a hot tub — a genuine lifestyle feature. To the front is off-road parking and a detached garage.

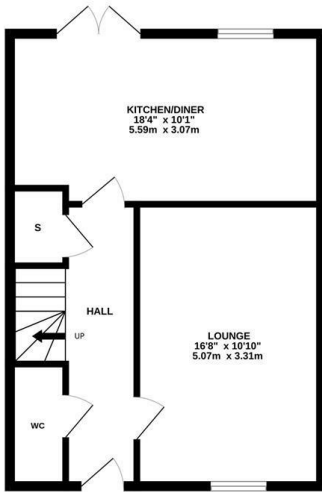
Quietly positioned yet well placed for amenities and road links to Sheffield, Chesterfield, and the M1, this home delivers modern living, privacy, and space without compromise.

## PROPERTY DETAILS

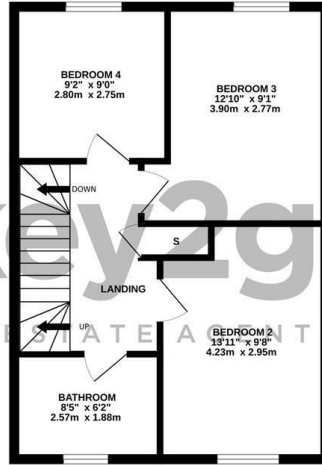
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - NORTH EAST DERBYSHIRE COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

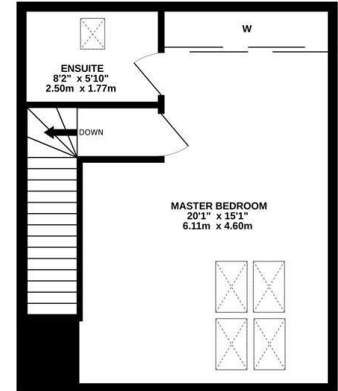
GROUND FLOOR



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) <b>A</b>		<b>94</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	

