

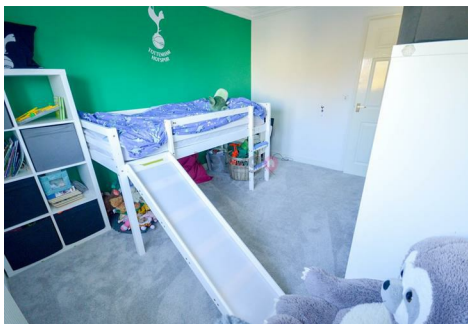
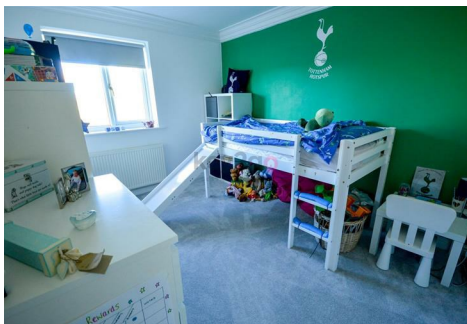
Marketing Preview



5 Manor Farm Court, Killamarsh, Sheffield, S21 1TQ

£350,000

Bedrooms 4, Bathrooms 3, Reception Rooms 3



**** GUIDE PRICE £350,000 - £375,000** CHAIN FREE!!** Don't miss your opportunity to purchase this beautifully presented and spacious four bedroom detached property which is situated in a popular residential area. Benefitting from ample living space including lounge, dining room, office and conservatory. Also having downstairs WC, double garden, off road parking and large rear garden. Close to great local amenities and a good choice of schools and road links to the city centre and M1. Ideal family home!!

SUMMARY

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HALLWAY

Enter into spacious welcoming hallway with parquet flooring and neutral decor. Spot lighting, and stair rise to first floor landing. Doors to lounge, kitchen office, downstairs WC and under stairs storage cupboard.

LOUNGE 11'7" x 19'5"

A bright lounge with carpet flooring and neutral decor. Spot lighting, TV wall and radiator. Bay window to the front.

KITCHEN 13'9" x 11'11"

A spacious open room fitted with ample wall and base units, worktops and tiled splash backs. Roasting oven, five ring gas hob and extractor fan. Integrated dishwasher, washing machine, fridge and freezer. One and a half sink with mixer tap. Spot lighting, radiator and window. Parquet flooring, neutral decor and boiler cupboard.

DOWNSTAIRS WC 3'10" x 6'1"

Comprising of close coupled WC and sink. Spot lighting, radiator and obscure glass window. Parquet flooring and part tiled walls.

OFFICE 6'2" x 7'3"

Great extra living space with neutral decor and parquet flooring. Ceiling light, radiator and window.

DINING ROOM 9'7" x 12'1"

A formal dining room with parquet flooring and neutral decor. Spot lighting, radiator and patio doors into conservatory.

CONSERVATORY 12'5" x 11'6"

A good sized conservatory with laminate flooring and patio doors onto rear garden.

STAIRS/LANDING

A carpet stair rise to first floor, open and spacious landing with spot lighting, obscure glass window and access to loft. Doors to four bedrooms, bathroom and storage cupboard.

MASTER BEDROOM 15'1" x 15'9"

A good sized double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the front. Door to ensuite.

ENSUITE 8'5" x 3'6"

Comprising of built in shower with glass screen and plumbed in shower, close coupled WC and sink. Spot lighting, obscure glass window, laminate flooring and part tiled walls.

BEDROOM TWO 14'4" x 11'9"

A fantastic sized second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window.

BEDROOM THREE 9'4" x 12'2"

A third double bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window.

BEDROOM FOUR 8'10" x 8'6"

A fourth good sized bedroom with carpet flooring and neutral decor. Ceiling light, radiator and window to the front.

OUTSIDE

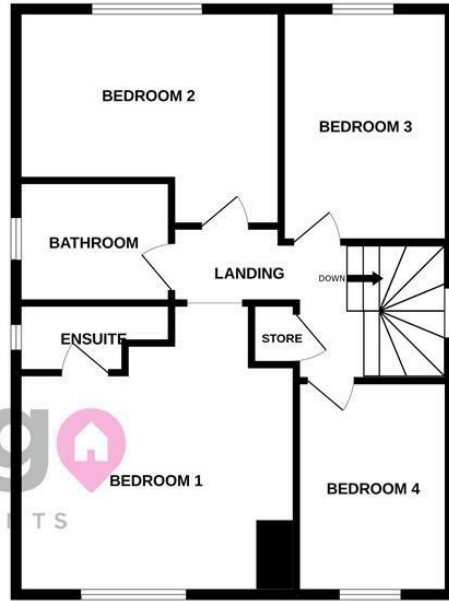
To the front of the property is a double open plan garage with electric door. Driveway providing off road parking and lawn. To the rear of the property is an enclosed lawn and patio area with fencing to the boundary.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E

GROUND FLOOR
898 sq.ft. (83.5 sq.m.) approx.

1ST FLOOR
734 sq.ft. (68.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1632 sq.ft. (151.6 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		
	75	85
England & Wales	EU Directive 2002/91/EC	



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