

29 Peterborough Drive, Lodge Moor, Sheffield, S10 4JB



This impressive 3 double bedroom house has been skilfully extended to the rear allowing it to offer tremendous living space which would be ideal for the young family. It is located in the heart of this ever popular residential area, close to local shops & facilities, is in catchment for excellent schools, enjoys easy access to the city centre and is on the doorstep of delightful open countryside. The property has gas central heating, double glazing and briefly comprises Hall with WC off, Lounge with feature fireplace, Dining Room, Sitting Room, Stylish Modern Kitchen with Breakfast Area off, Utility Room, 3 Double 1st Floor Bedrooms and a Spacious Bathroom. There is a private rear garden of generous proportions, a driveway and an Attached Garage. A great house for the growing family.

- Hall with WC
- Sitting Room
- 3 Double Bedrooms

- Lounge
- Stylish Kitchen and Breakfast Area
- Spacious Bathroom

- Dining Room
- Garage & Utility Room
- Substantial Gardens

£440,000



ENTRANCE HALL – with a UPVC double glazed front door with matching side screens, a central heating radiator, a phone point, staircase off to the 1st floor, dado rails and doors to the Lounge, Dining Room & Kitchen.

GROUND FLOOR CLOAKROOM – having an obscure UPVC double glazed front window, a wash hand basin, low level WC and a central heating radiator.

LOUNGE – 161” x 12’4” this spacious room has a wide UPVC double glazed picture window to the front, 2 central heating radiators, wall light points, laminate flooring and a TV aerial point. There is a stylish feature fireplace surround with a coal effect living flame gas fire, a marbelled hearth & inset, a door to the Hall, ceiling coving and double doors to the Dining Room.

DINING ROOM – 101” x 10’6” having laminate flooring coving to the ceiling, a central heating radiator, a door to the Kitchen and a wide opening to the Sitting Room.

SITTING ROOM – 10’3” x 9’9” this room has recess ceiling lights, laminate flooring, a feature wall mounted electric fire and double glazed French doors to the garden with matching side screens.

MODERN KITCHEN – 10’10” x 9’10” having an extensive modern range of units which briefly comprises an inset sink with a mixer tap, base units with drawers & cupboards, matching wall units with concealed lighting under and Granite worktops with partly tiled surrounds. There is an inset 4 ring gas hob with an extractor unit above, a built in electric double oven, integrated microwave, recess ceiling lights, a ceramic tiled floor, a Kickspace heater, a central heating radiator and a wide opening with a peninsula unit to the Breakfast Area.

BREAKFAST AREA – 9’10” x 9’8” this light & airy room has double glazed French doors to the side and a tall double glazed rear window overlooking the garden. There is a wall mounted Dimplex electric heater, recessed ceiling lights, a central heating radiator, co-ordinating floor tiling and a wide opening to the Kitchen.

UTILITY ROOM – 10’1’ x 9’2” this useful room has a central heating radiator, tile effect vinyl flooring, has worktops, plumbing for a washing machine, UPVC double glazed side & rear windows and doors to the Kitchen & garden.

1st FLOOR LANDING – with a banister & balustrade, access to the loft space and a UPVC double glazed window to the side.

BEDROOM NO.1 – 16’1” x 11’5” having a UPVC double glazed picture window to the front and a central heating radiator.

BEDROOM NO. 2 – 12’5” x 10’11” with a central heating radiator, fitted double wardrobes with 1 mirror door and a wide double glazed picture window which overlooks the garden and enjoys a pleasant aspect.

BEDROOM NO. 3 – 10’ x 8’11” with a central heating radiator and a UPVC double glazed window to the front.

SPACIOUS MODERN BATHROOM – having a tasteful white suite which comprises a pedestal wash hand basin, low level WC, a corner bath with an electric shower over and partly tiled walls. There is vinyl effect flooring, recessed ceiling lights, a central heating radiator and an obscure double glazed rear window.

OUTSIDE – to the front of the property there is a driveway with ample parking for 2 vehicles, an outside light, a lawn, flower borders, mature trees, shrubs and bushes. The **ATTACHED GARAGE – 16’10” x 10’3”** has a power supply, houses the gas combi boiler, an up & over door to the front and a door to the Hall.

A side access path leads to the substantial rear garden which enjoys a fine sunny aspect and a good deal of privacy. There is a paved patio area to the side and rear of the Breakfast Area, a large lawn with deep flower beds & borders, There are mature trees, shrubs, bushes and hedging to the boundaries creating privacy, paved pathways and a further secluded garden area at the bottom of the garden which has a garden shed.

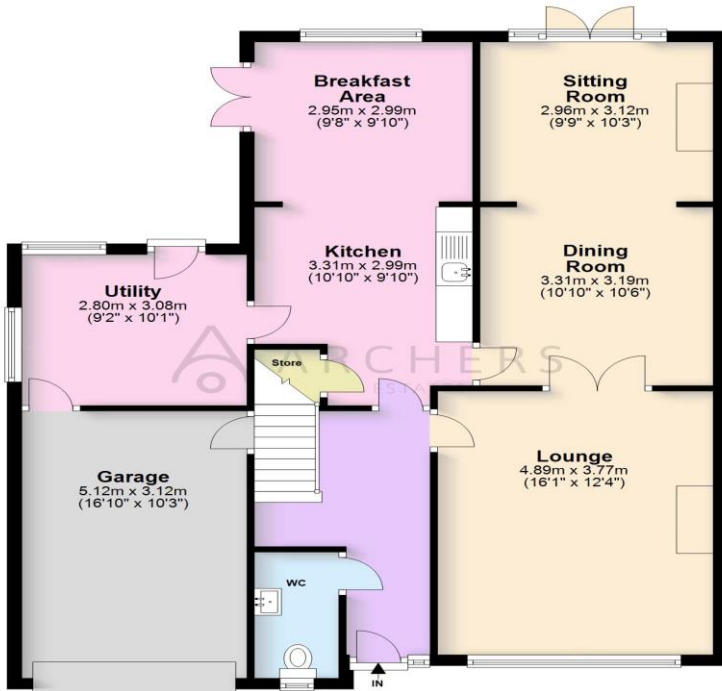
VIEWING – all viewing is via ARCHERS ESTATES, please call 268 3833 to arrange an appointment.

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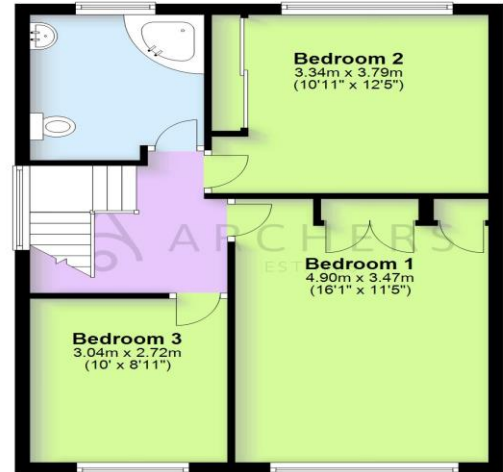
Ground Floor

Approx. 97.3 sq. metres (1046.9 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Total area: approx. 149.6 sq. metres (1610.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Plan produced using PlanUp.

29 PETERBOROUGH DRIVE, SHEFFIELD

EPC RATING D



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