



Nikolas Road, Renishaw, Sheffield, S21

PERFECT FAMILY HOME!! Call our sales team today to arrange your viewing on this spacious and modern throughout four bedroom detached property situated in a popular residential area on a cul-de-sac. Offering downstairs WC, master bedroom with suite and large conservatory. Also having off road parking, garage and enclosed rear garden. The property is well positioned for local amenities and road links to the M1 Motorway, Sheffield and Chesterfield.

Asking Price Of £340,000

- FOUR BEDROOMS
- DETACHED HOUSE
- MODERN AND SPACIOUS THROUGHOUT
- CONSERVATORY AND DOWNSTAIRS WC
- MASTER BEDROOM WITH ENSUITE



Property Description

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HALLWAY

Enter through composite door into welcoming entrance hall with neutral decor and vinyl flooring. Spot lighting, radiator and smoke alarm. Stair rise to first floor landing and doors to store cupboard, downstairs WC, lounge and kitchen.

LOUNGE

12' 6" x 15' 8" (3.83m x 4.78m)

A bright and spacious lounge with carpet flooring, neutral decor and wall mounted gas fire. Ceiling light, radiator and three windows.

KITCHEN/DINER

19' 5" x 11' 6" (5.94m x 3.52m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with mixer tap and Integrated dishwasher. Double oven, gas hob and extractor. Spot lighting, radiator and window. Vinyl flooring, door to utility room and patio doors opening to conservatory.



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DOWNSTAIRS WC

4' 10" x 3' 7" (1.48m x 1.10m)

Comprising of sink with tiled splash backs and close coupled WC. Automatic lighting, ladder style radiator and vinyl flooring.

UTILITY ROOM

5' 10" x 5' 9" (1.78m x 1.76m)

With under counter space for washing machine and space for American style fridge/freezer. Ceiling light, vinyl flooring and door leading to a passage at the side of the house which leads rear garden.

CONSERVATORY

21' 3" x 15' 6" (6.49m x 4.74m)

A large conservatory providing great extra living space with laminate flooring, spot lighting and radiator. Double doors onto rear.

STAIRS/LANDING

A carpet stair rise to first floor landing with feature wallpapered wall, ceiling light, window and loft access. Doors to four bedrooms, bathroom and cupboard housing boiler.

BEDROOM 1

10' 7" x 16' 11" (3.24m x 5.18m)

A good sized double bedroom with carpet flooring, feature wallpapered wall and mirror sliding door wardrobes. Ceiling light, radiator and two windows.

ENSUITE

7' 3" x 5' 7" (2.21m x 1.71m)

Comprising of shower cubicle with double shower, close coupled WC and vanity unit with sink. Ceiling light, ladder style radiator and obscure glass window. Vinyl flooring and part tiled walls.

BEDROOM 2

16' 7" x 8' 7" (5.08m x 2.62m)

A second double bedroom with carpet flooring and neutral decor. Ceiling light, two radiators and two windows.

BEDROOM 3

8' 10" x 9' 6" (2.70m x 2.92m)

A third double bedroom with carpet flooring and feature wallpapered wall. Ceiling light, radiator and window.

BEDROOM 4

10' 4" x 6' 2" (3.17m x 1.89m)

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

BATHROOM

9' 3" x 6' 9" (2.83m x 2.08m)

Comprising of bath with mixer shower tap and screen. Sink and close coupled WC. Spot lighting, ladder style radiator and obscure glass window. Vinyl flooring and part tiled walls.

OUTSIDE

To the front of the property is driveway for two cars, garage and outside lighting. To the rear of the property is an enclosed patio and lawn area. Outside tap and electric point.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- RECENTLY RENOVATED BATHROOMS AND DOWNSTAIRS WC
- NEW CARPETS THROUGHOUT
- RECENTLY PAINTED/ WALLPAPERED IN LOUNGE/DINER, HALLWAY, LANDING AND THREE BEDROOMS



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GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1629 sq.ft. (151.3 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.

Tenure

Freehold

Council Tax Band

E

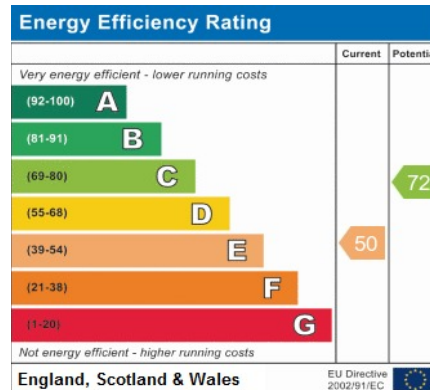
Viewing Arrangements

Strictly by appointment

Contact Details

38a High Street
Mosborough
Sheffield
South Yorkshire
S20 5AE

www.key2go.co.uk
enquiries@key2go.co.uk
0114 2478819



Address:
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