



### Farriers Way, Killamarsh, Sheffield

NO CHAIN!! Don't miss your opportunity to purchase this immaculate and modern throughout four bedroom semi-detached property situated over three floors. Benefitting from master bedroom with ensuite, downstairs WC and open plan kitchen/diner. Also having beautifully presented garden, off road parking and garage. Located in a very popular residential area with great local amenities. Close to good choice of schools and road links to the city centre and M1. Perfect family home!

**Guide Price £215,000 - £225,000**

- CHAIN FREE!
- FOUR BEDROOMS
- SEMI-DETACHED
- SITUATED OVER THREE FLOORS
- MASTER BEDROOM WITH ENSUITE



## Property Description

**NO CHAIN!! Don't miss your opportunity to purchase this immaculate and modern throughout four bedroom semi-detached property situated over three floors. Benefitting from master bedroom with ensuite, downstairs WC and open plan kitchen/diner. Also having beautifully presented garden, off road parking and garage. Located in a very popular residential area with great local amenities. Close to good choice of schools and road links to the city centre and M1. Perfect family home!**

### HALLWAY

A spacious and welcoming hallway with neutral decor, part laminate and part carpet flooring. Two ceiling lights, radiator and stair rise to first floor landing. Doors to downstairs WC, bedroom three/snug and large under stairs storage cupboard.

### BEDROOM 3

14' 10" x 9' 1" (4.54m x 2.77m)

A good sized double bedroom which could be used as snug/playroom/games room with neutral decor and carpet flooring. Two ceiling light, radiator and window.

### DOWNSTAIRS WC

5' 5" x 3' 3" (1.66m x 1.00m)

Comprising of close coupled WC and pedestal sink. Ceiling light, radiator and laminate flooring.

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### STAIRS/LANDING

A carpet stair rise to first and second floor landing with two ceiling lights and access to loft. Doors to lounge, kitchen/diner and bedroom four on first floor and doors to two bedrooms, bathroom and storage cupboard on second floor.

### LOUNGE

14' 9" x 10' 10" (4.50m x 3.31m)

A bright lounge with neutral decor and carpet flooring. Two ceiling lights, radiator and window to the rear. Patio doors onto garden.

### KITCHEN/DINER

8' 0" x 19' 7" (2.45m x 5.97m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. Stainless steel sink with drainer. Oven, hob and extractor fan. Under counter space for washing machine and space for full height fridge/freezer. Tiled effect flooring, two ceiling lights, radiator and window to the front.

### BEDROOM 4

8' 7" x 7' 10" (2.64m x 2.40m)

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

### BEDROOM 1

14' 10" x 10' 7" (4.53m x 3.25m)

A generous sized bright double bedroom with neutral decor and carpet flooring. Two ceiling lights, radiator and two velux style windows with open field views. Door to ensuite.

### ENSUITE

8' 2" x 3' 7" (2.51m x 1.10m)

Comprising of stylish shower cubicle with waterfall shower, pedestal sink and close coupled WC. Ceiling light, chrome ladder style radiator, fully tiled walls and flooring.

### BEDROOM 2

14' 11" x 9' 11" (4.55m x 3.04m)

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front with amazing far views.

### BATHROOM

8' 4" x 5' 8" (2.55m x 1.75m)

A stunning bathroom comprising of bath with over head and hand held shower. Vanity unit with wash basin and close coupled WC. Ceiling light, chrome ladder style radiator, fully tiled walls and flooring.

### OUTSIDE

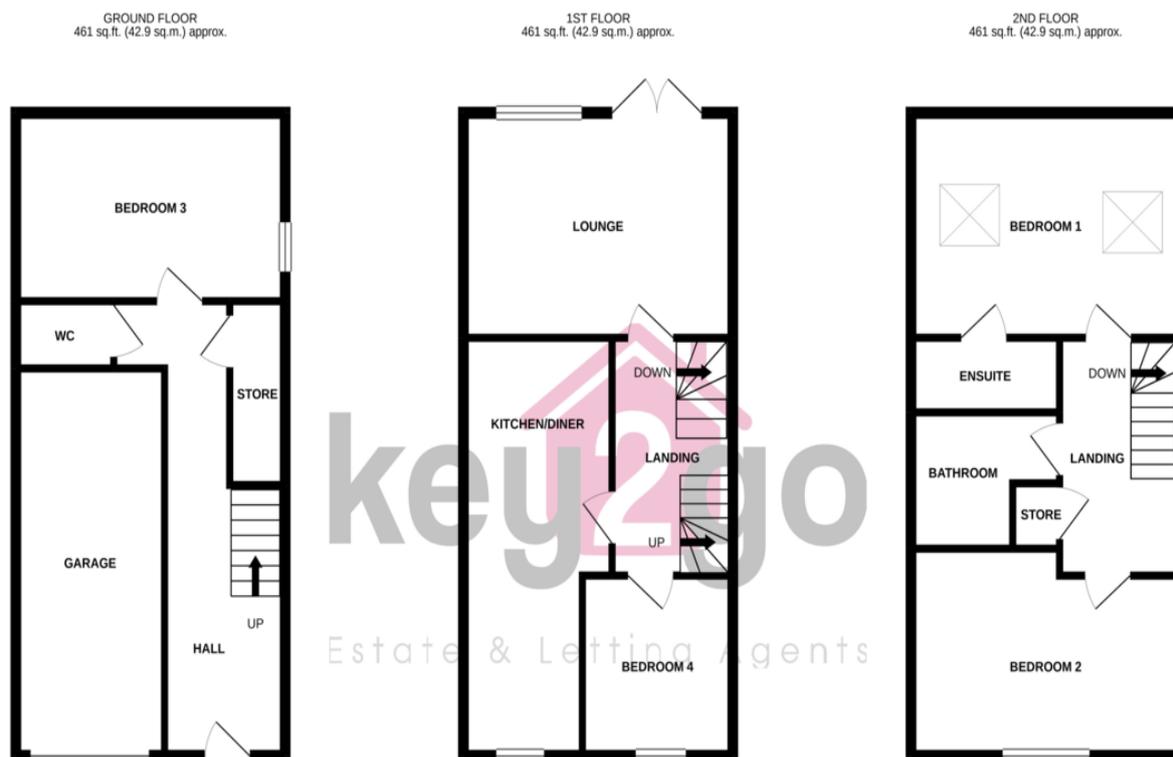
To the front of the property is a driveway with off road parking, access to garage with power, lighting and water. Side path to rear garden. To the rear of the property is a beautifully presented low maintenance garden with tiered patio, lawn and two pebbled areas. Backing onto fields and fencing to boundary.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER (FITTED IN 2021)



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key2go  
Estate & Letting Agents

TOTAL FLOOR AREA: 1384 sq.ft. (128.6 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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### Tenure

Freehold

### Council Tax Band

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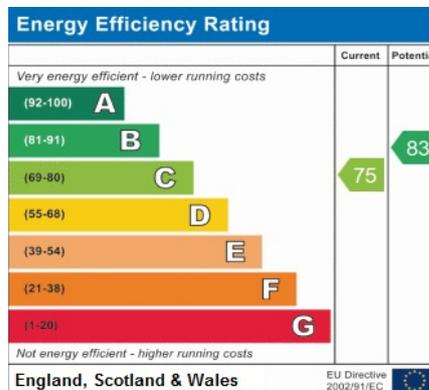
### Viewing Arrangements

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:  
Farriers Way, Killamarsh, S21

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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