



7 Whitley Croft, Sheffield, S35 9ZS

Guide Price £380,000-£390,000

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Overview

- Executive Detached Residence
- Six Double Bedrooms
- Garage
- Three Reception Rooms
- Utility Room
- En-suite Shower Room



Description

Viewings are highly recommended to appreciate this six bedroom executive detached house that sits on a prime plot. The property is nestled away on a quiet cul-de-sac and enjoys views over open fields to the rear. Owners will enjoy the convenience of having access to supermarkets, local independent shops and easy access to the M1 motorway ideal for commuter links. In brief the accommodation consists of an entrance hallway, downstairs W.C, kitchen, dining room, lounge, study, first floor landing, master bedroom with en-suite shower room, three further first floor bedrooms, family bathroom, a second floor landing and two second floor bedrooms. Externally there is off street parking, garage and rear garden that backs into open fields.



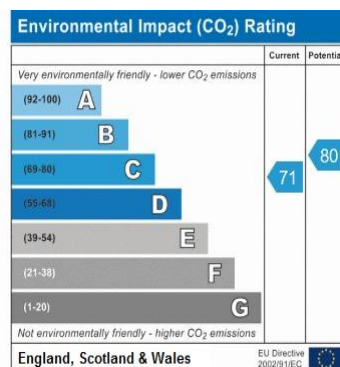


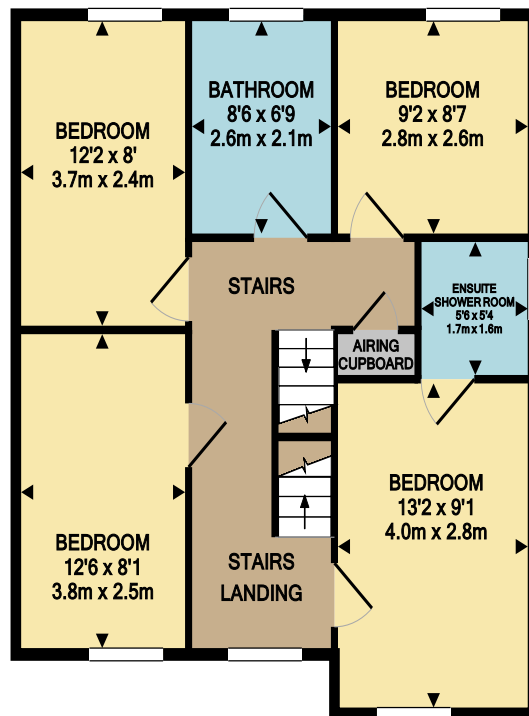
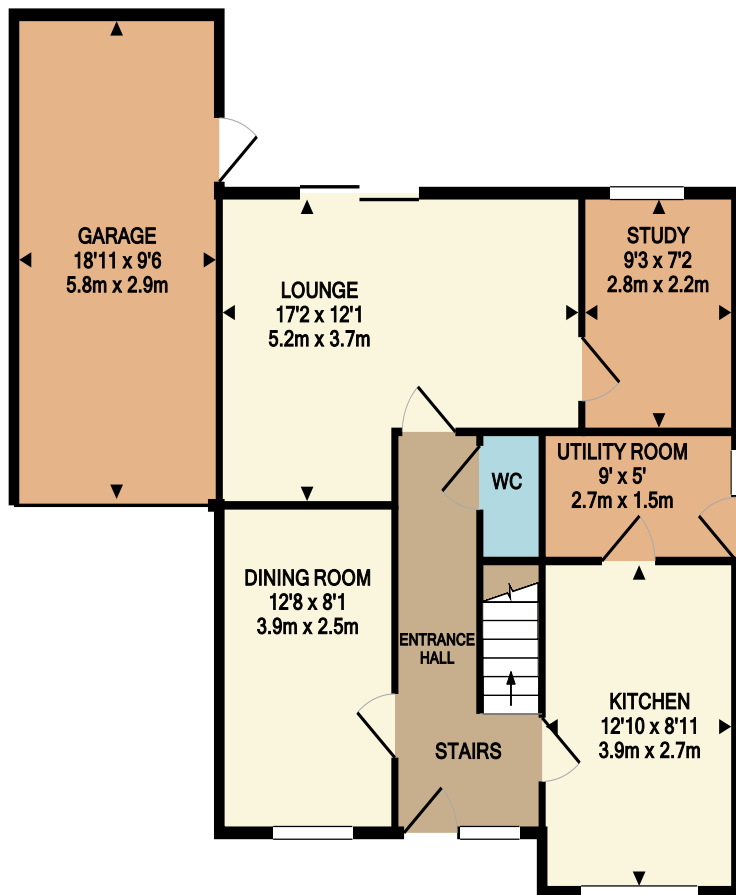
Entrance is gained via a front facing door that opens into a welcoming hallway. Here there is access to the kitchen, dining room, lounge, ground floor W.C and stairs rising to the first floor. The kitchen comprises of a range of wood effect units, contrasting countertops that house the inset sink unit and provide ample workspace. Integrated appliances include an oven, hob, extraction unit and dishwasher. Further to this you will find splash back tiling, a front facing window and space for a breakfast table. A separate utility area has plumbing for a washing machine, space for a tumble dryer and base units in keeping with the kitchen. The well-proportioned lounge is positioned to the rear of the property where you will find a television point, wall lighting, access to the adjoining study and sliding patio doors that open on to the rear garden. The study/ office has a window looking over the rear garden. The second reception room provides a formal dining area and is capable of accommodating a family dining table and has a front facing window.



A first floor landing has a built in cupboard that houses the property's boiler, stairs rising to the second floor and has a front facing window. The master bedroom is a double bedroom that boasts an en-suite shower room. The shower room is made up of a low level W.C, hand wash basin and corner shower cubicle. There are a three further first floor double bedrooms two that look to the rear and one that look over the front. The family bathroom comprises of a matching white suite that includes a low level W.C, hand wash basin, panelled bath and separate shower unit. The bathroom is finished with tiling to splash prone areas and has a heated towel rail. There are two further double bedrooms found on the second floor each able to accommodate a double bed and with dormer windows looking over the rear garden and rolling fields beyond.

To the front of the house is hard standing directly in front of the property and in front of the garage. The garage has an electric up and over vehicular door, power and lighting. To the rear owners will enjoy a private garden that backs onto a field. Here there is lawned area, flagged patio area and access to the garage.

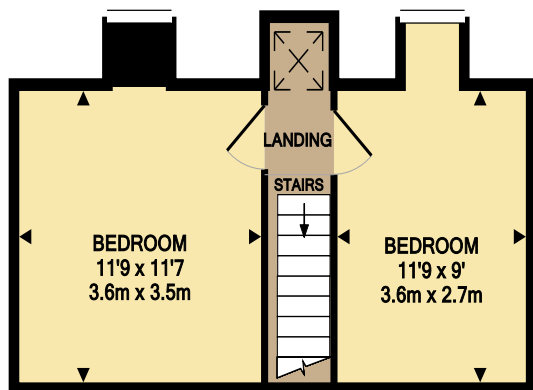




1ST FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(57.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1704 SQ.FT. (158.3 SQ.M.)

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
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. C1235

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