



## Sycamore Drive, Killamarsh, Sheffield, S21

A unique opportunity to purchase this deceptively spacious and modern, three bedroomed detached family home which is situated in a popular residential area. Located on a generous sized corner plot and benefiting from an open plan kitchen/diner, off road parking and a large detached garage with a workshop. Within close proximity to a choice of local schools and local amenities. With good road links to the M1 Motorway and Rother Valley Country Park. This property would make the ideal family home!

**Guide Price £195,000 - £200,000**

- THREE BEDROOMS
- DETACHED HOUSE
- SPACIOUS THROUGHOUT
- MODERN OPEN PLAN KITCHEN/DINER
- ON A GOOD SIZED CORNER PLOT





## Property Description

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### HALLWAY

Entrance via a uPVC door into the hallway with neutral decor and carpeted flooring. Wall light, radiator and stairs rise to the first floor. Double doors lead to the lounge.

### LOUNGE

13' 4" x 14' 9" (4.069m x 4.516m)

A bright and spacious living area with a ceiling light and wall lights, radiator and a large window creating ample natural light. Neutral decor, carpeted flooring and a feature log effect fire. Useful under stairs storage cupboard and double doors lead to the kitchen/diner.







#### KITCHEN/DINER

11' 6" x 17' 11" (3.523m x 5.481m)

A modern and spacious family room fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Oven, hob and extractor fan. Integrated fridge/freezer and an integrated dishwasher. Under counter space for a washing machine and tumble dryer. A stylish island with drawers and a feature painted wall. Two ceiling lights, two radiators and part tiled, part carpeted flooring. Window and a uPVC door leads to the rear garden. Sliding patio doors lead to the outside.

#### STAIRS AND LANDING

Carpeted stairs rise to the first floor landing with a wall light, radiator and window with extensive views. Access to the boarded loft with a fixed loft ladder. Doors lead to the three bedrooms and bathroom.

#### BEDROOM ONE

12' 8" x 8' 9" (3.879m x 2.68m)

A generous sized double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and window. Useful built in wardrobes and storage cupboard.

#### BEDROOM TWO

9' 8" x 10' 2" (2.961m x 3.1m)

A second double bedroom with built in wardrobes, a feature painted wall and carpeted flooring. Ceiling light, radiator and window.

#### BEDROOM THREE

6' 8" x 6' 11" (2.04m x 2.122m)

Currently used as an office with painted walls and carpeted flooring. Ceiling light, radiator and an over stairs storage cupboard. A window overlooks the side of the property with open views.

#### BATHROOM

Comprising of a bath, corner shower cubicle with a plumbed in shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and an obscure glass window. Fully tiled walls and flooring.

#### OUTSIDE

The property is positioned on a good sized corner plot comprising of a garage with power, lighting and a workshop to the rear, a driveway to the front of the garage and a second driveway secured by wrought iron gates. A large lawn with hedging to the boundary and a second lawn area with shrubbery and a wall marking the boundary. A raised feature pebbled area and a patio perfect for Alfresco dining. A secure outbuilding perfect for storage.

#### PROPERTY DETAILS

- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- FREEHOLD



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### GROUND FLOOR



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

C

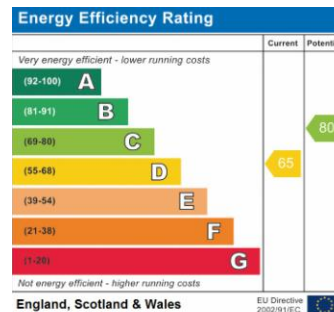
### Viewing Arrangements

Strictly by appointment

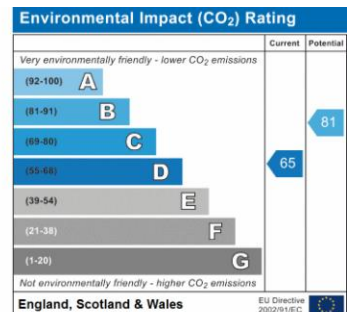
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