

20 Hollins Close, Rivelin, Sheffield S6 5GN



A spacious and well presented five bedroom extended detached home which is located on this popular cul-de-sac in Rivelin! Perfect for the large family, this home enjoys space in abundance and is close to a wealth of amenities including countryside walks in Rivelin Valley, transport links to Hillsborough, the City Centre, Universities and Hospitals and shops in Stannington village. With highlights including off road parking, an internal Garage, larger than average Conservatory to the rear, gardens to three sides, double glazing and gas central heating. In brief, the property comprises; Entrance Porch, Entrance Hallway, Lounge, Dining Room, Kitchen with fitted units, large Conservatory, Side Lobby area, Downstairs WC and Internal Garage. To the first floor there is a Landing area, five good sized Bedrooms and a Bathroom. Outside, there is a driveway leading to the Garage and landscaped gardens to three sides including lawns, patio areas and a pond to the rear. The property is available to the market with NO CHAIN INVOLVED and an internal inspection is highly recommended to appreciate the accommodation on offer!

- **EXTENDED DETACHED HOME**
 - **DRIVE AND GARAGE**
 - **NO CHAIN INVOLVED**

- **FIVE BEDROOMS**
- **PERFECT FOR FAMILIES**
- **GARDENS TO THREE SIDES**

- **CUL-DE-SAC LOCATION**
- **CLOSE TO RIVELIN VALLEY**
- **LARGE CONSERVATORY**

£335,000



GROUND FLOOR ACCOMMODATION

ENTRANCE PORCH

Access to the property is gained through front facing upvc French doors which lead into the Entrance Porch area. A further door leads to the Entrance Hallway.

ENTRANCE HALLWAY

A wide and inviting Entrance Hallway which has a staircase rising to the first floor accommodation, laminate flooring, useful under stairs cupboard and a radiator. There is also a storage cupboard next to the entrance door.

LOUNGE

A bright and spacious Lounge which has a front facing upvc double glazed window enjoying far reaching views, a radiator, feature fireplace with wooden surround and gas fire and internal French doors opening to the Dining room.

DINING ROOM

Another spacious reception room, the Dining room has a radiator, internal French doors to the Lounge, side and rear facing upvc double glazed windows bringing much light into the room and laminate flooring. Doors lead to the Conservatory and Kitchen.

CONSERVATORY

A wonderful and sizeable addition to the property creating a versatile room which could be used for a variety of purposes. Having upvc double glazed windows, tiled flooring, a radiator and a rear facing pvc door leading to the outside.

KITCHEN

A good sized kitchen which has fitted wooden wall and base units with a laminated work surface incorporating a gas hob with extractor above and a ceramic sink and drainer unit. There is an integrated electric oven/grill, fridge freezer and space for a washing machine and dishwasher. With tiled splashbacks to the walls, laminate flooring and a rear facing upvc double glazed window. The Vaillant combi boiler is housed in the Kitchen also.

SIDE LOBBY

Accessed via a front facing pvc entrance door, the side lobby area is a useful space which has a door leading to a storage room and a rear pvc door leading to the outside.

INTERNAL GARAGE

Offering space in abundance, the Garage has an up and over door and power/lighting.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the ground floor level and leads to the first floor landing area, which has a wooden banister rail, useful storage cupboard, loft hatch and doors leading to rooms on this level.

MASTER BEDROOM

A spacious double sized bedroom which has a front facing upvc double glazed window and a radiator.

BEDROOM TWO

The second bedroom is another double sized room which has a front facing upvc double glazed window and a radiator.

BEDROOM THREE

The third bedroom is a spacious double room which has a rear facing upvc double glazed window and a radiator.

BEDROOM FOUR

Another double room, the fourth bedroom has a rear facing upvc double glazed window and a radiator.

BEDROOM FIVE/STUDY

A room which could be used as a single sized bedroom or office/study if required. Having a front facing upvc double glazed window and a radiator.

BATHROOM

Having a suite comprising of a corner bath with shower over, vanity wash basin and low flush wc. With tiled walls, vinyl flooring, a radiator and rear facing upvc double glazed window.

OUTSIDE

To the front of the property there is a lawned garden with surrounding plants/shrubs and a driveway rising to the Internal Garage. To the rear of the property there is a landscaped garden with patio, lawns and a pond. With surrounding trees, shrubs and a fence. The garden continues to the side of the building where there is a further private lawn.

VIEWINGS

Viewings are strictly by appointment only. Please contact Archers Estates to book your viewing.



"DoubleClick Insert FloorPlan"

"DoubleClick Insert EPC"



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