



Beckton Court, Waterthorpe, Sheffield, S20

FOUR DOUBLE BEDROOMS! Don't miss your opportunity to purchase this large detached family home which is tucked away on a quiet cul-de-sac in a popular residential area. Benefitting from master bedroom with ensuite, conservatory and downstairs WC. Also having ample off road parking, private garden and double garage with auto electric roller door. The property is well positioned for local amenities including Crystal Peaks Shopping Centre and Drakehouse Retail Park. With good road links to Sheffield City Centre and on the doorstep to main bus and tram routes. Perfect family home!

Asking Price Of £320,000

- FOUR DOUBLE BEDROOMS
- DETACHED HOUSE
- CONSERVATORY
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING AND DOUBLE GARAGE



Property Description

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PORCH

Entrance through a UPVC door with side panel into the handy porch. Brick walls, tiled flooring and door to the hallway.

HALLWAY

A welcoming hallway with neutral decor and wooden flooring. Ceiling light and radiator. Doors to downstairs WC, dining room, breakfast kitchen and under stairs storage cupboard. Double doors open to the lounge.

DOWNSTAIRS WC

7' 1" x 3' 3" (2.18m x 1.00m)

Comprised of a vanity unit with wash basin and back to the wall WC. Ceiling light, radiator and obscure glass window. Part tiled walls and laminate flooring.

DINING ROOM

10' 4" x 10' 5" (3.17m x 3.18m)

A formal dining room with neutral decor and carpeted flooring. Ceiling light, radiator and window to the front.

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BREAKFAST KITCHEN

10' 2" x 10' 3" (3.12m x 3.13m)

Fitted with ample wall and base units with contrasting worktops and tiled splash backs. One and a half sink with drainer and mixer tap. Double oven, hob and chimney hood extractor fan. Integrated dishwasher and fridge. Spot lighting, two radiators and large window. Tiled flooring and opening to the utility room.

UTILITY ROOM

8' 2" x 4' 11" (2.50m x 1.51m)

Further wall and base units with worktops. Under counter space for washing machine and integrated microwave. Spot lighting, radiator and obscure glass window. Tiled flooring, UPVC door to outside and door to the double garage.

LOUNGE

10' 4" x 18' 8" (3.16m x 5.70m)

A generous sized lounge with neutral decor, carpeted flooring and feature fireplace with coal effect fire. Two ceiling lights, two wall lights and two radiators. TV point and window to the front. Sliding patio doors to conservatory.

CONSERVATORY

10' 11" x 9' 10" (3.33m x 3.00m)

Great extra living space with laminate flooring and radiator making it useable all year round. Double doors open to the garden.

STAIRS/LANDING

Carpeted stairs rise to first floor landing with ceiling light and obscure glass window. Doors to the four bedrooms, bathroom and storage cupboard.

BEDROOM 1

10' 2" x 11' 5" (3.11m x 3.50m)

A good sized double bedroom with carpeted flooring and decorated in earth tones. Ceiling light, radiator and window to the front. Double doors open to the ensuite and fitted wardrobes.

ENSUITE

2' 8" x 7' 10" (0.83m x 2.40m)

Comprising of a shower cubicle with spa shower, vanity unit with wash basin and close coupled WC. Ceiling light, chrome ladder style radiator and obscure glass window. Fully tiled walls and flooring.

BEDROOM 2

8' 11" x 8' 6" (2.72m x 2.60m)

A bright second double bedroom with neutral decor, carpeted flooring and built in wardrobes. Ceiling light, radiator and window to the front.

BEDROOM 3

10' 4" x 7' 4" (3.15m x 2.26m)

A third rear facing double bedroom with carpeted flooring and feature wallpapered wall. Ceiling light, radiator and window with woodland views.

BEDROOM 4

10' 6" x 6' 5" (3.22m x 1.97m)

A fourth double bedroom with neutral decor and carpeted flooring. Ceiling light, radiator and rear facing window.

BATHROOM

4' 11" x 8' 1" (1.50m x 2.47m)

Comprising of a bath with mixer shower tap, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and two obscure glass windows. Fully tiled walls and flooring.

OUTSIDE

To the front of the property is a block paved driveway with off road parking. Lawn, mature shrubbery and side path to the rear garden. The rear garden is enclosed and a generous size. Private tiered patio and lawn area. Mature flower beds, steps to decked area and veg patch. Garden shed, greenhouse and tall conifers to boundary.

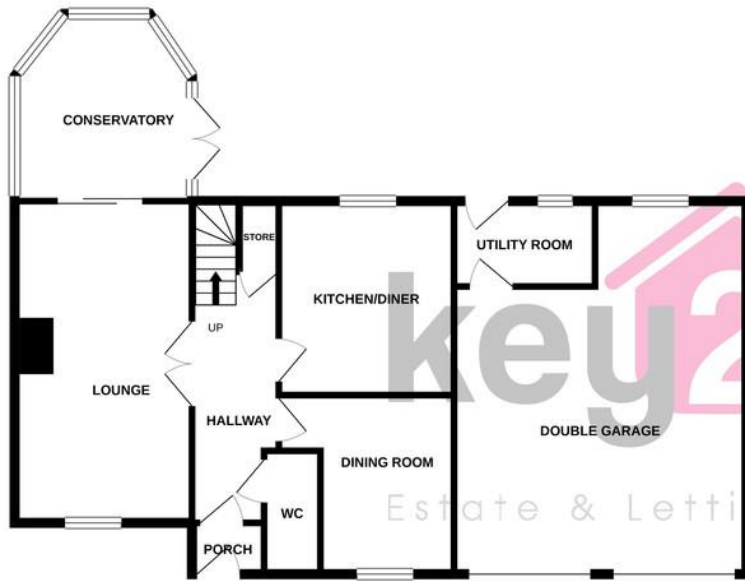
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER (3 YEARS OLD)

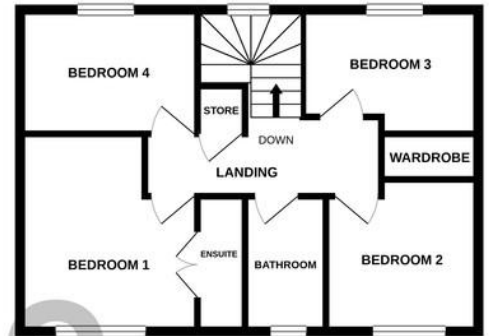


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GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 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

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EPC TO BE CONFIRMED

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