



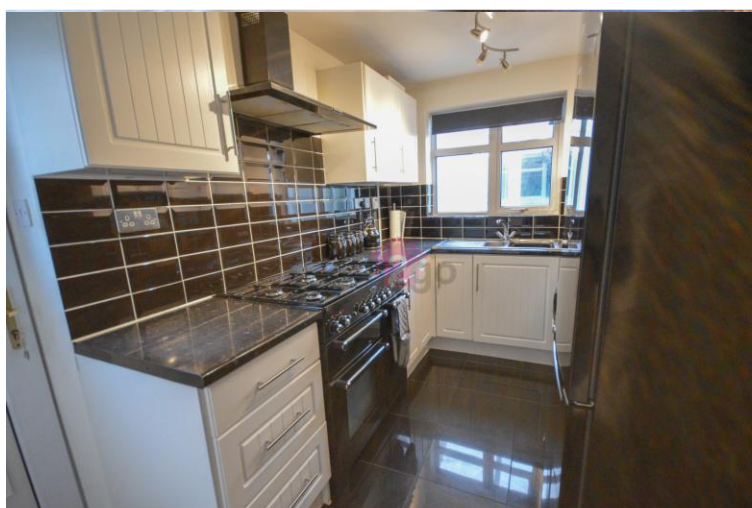
### Hursley Drive, Sothall, Sheffield, S20

CHAIN FREE!! A fantastic opportunity to purchase this modern and spacious three bedroom detached property situated in a popular residential area. Benefitting from conservatory, open plan lounge/diner, ample off road parking and landscaped garden. The property is well positioned for local amenities and is on the doorstep to main public transport links and Rother Valley Country Park! The ideal family home!

**Guide Price £200,000 - £210,000**

- CHAIN FREE!
- THREE BEDROOMS
- DETACHED
- CONSERVATORY
- AMPLE OFF ROAD PARKING





## Property Description

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### HALLWAY

Enter through uPVC door into hallway with wood floor and painted walls. Ceiling light, radiator and stair rise to first floor landing. Door to lounge/diner.

### LOUNGE/DINER

25' 2" x 10' 4" (7.69m x 3.16m)

A generous sized lounge/diner with wood flooring, feature wallpapered wall and feature painted chimney breast. Feature fireplace with coal effect fire and TV point. Two ceiling lights, two radiators and bay window to the front. Door to kitchen and double doors to conservatory.





## Hursley Drive, Sothall, Sheffield, S20



### CONSERVATORY

12' 4" x 7' 9" (3.77m x 2.38m)

Great extra living space with laminate flooring, TV point and electric heater. Double doors to garden.

### KITCHEN

11' 7" x 7' 6" (3.55m x 2.29m)

Fitted with ample wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer. Space for range oven and fitted extractor fan. Further space for full height fridge/freezer and under counter space for dishwasher and washing machine. Ceiling light, tiled flooring and window. uPVC side door to outside and large under stairs storage cupboard.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, window and loft access. Doors to three bedrooms, bathroom and storage cupboard.

### BEDROOM 1

14' 10" x 8' 8" (4.54m x 2.65m)

A generous sized double bedroom with feature wallpapered wall and laminate flooring. Ceiling light, radiator and two windows to the front. Doors to two over stairs storage cupboards.

### BEDROOM 2

7' 9" x 9' 4" (2.38m x 2.86m)

A second double rear facing bedroom with painted walls and carpet flooring. Ceiling light, radiator and window.

### BEDROOM 3

6' 10" x 9' 4" (2.10m x 2.87m)

A generous single bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the rear.

### BATHROOM

5' 10" x 6' 7" (1.78m x 2.01m)

Comprising of bath with over head electric shower, floating wash basin and close coupled WC. Spot lighting radiator and obscure glass window. Fully tiled walls and flooring.

### OUTSIDE

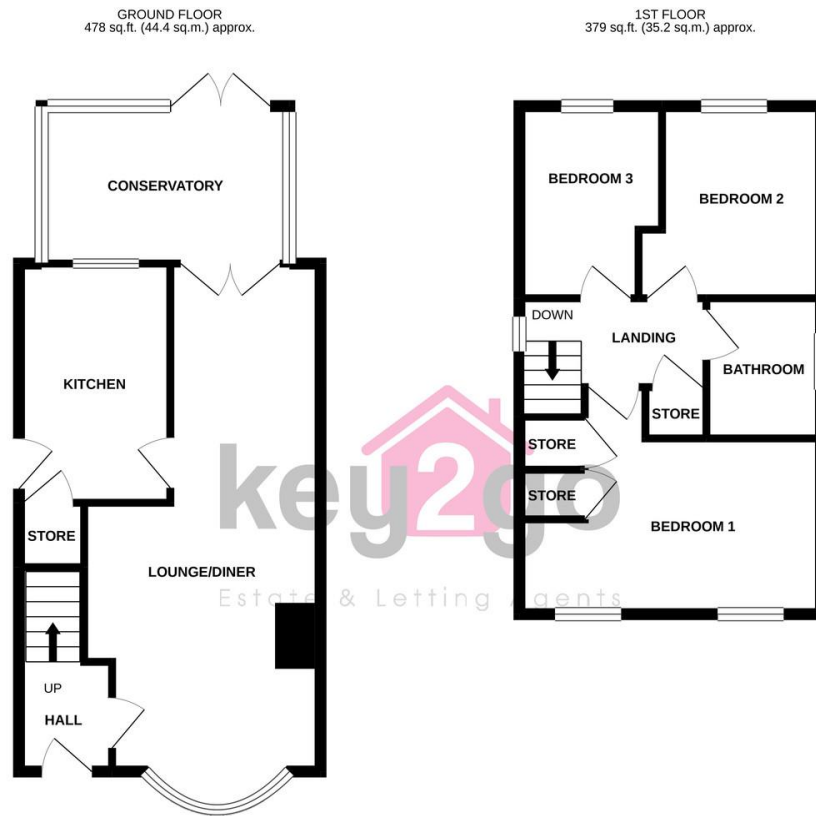
To the front of the property is a brick paved driveway and further driveway to side. Feature pebbled area and access to the rear. To the rear of the property is a beautifully presented landscaped enclosed lawn, brick and slate patio areas. Sleeper boards and two garden sheds.

### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING



# Hursley Drive, Sothall, Sheffield, S20



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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 is given as to their operability or efficiency can be given.

## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

S20 5AE

[www.key2go.co.uk](http://www.key2go.co.uk)

[enquiries@key2go.co.uk](mailto:enquiries@key2go.co.uk)

0114 2478819

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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