



## Acacia Crescent, Killamarsh, Sheffield, S21

A viewing is a must on this beautifully presented and modern four bedroom family home situated in a popular residential area on a quiet cul-de-sac. Benefitting from extra snug room/bedroom five, downstairs WC and conservatory. Also having open plan kitchen/diner, off road parking and enclosed rear garden. The property is well positioned for fantastic local amenities, transport links and road links to the M1 Motorway. Within close proximity to Rother Valley Country Park and close to great local schools. Ideal for families!!

**Guide Price £210,000 - £220,000**

- FOUR BEDROOMS
- SEMI-DETACHED
- BEAUTIFULLY PRESENTED AND MODERN THROUGHOUT
- DOWNSTAIRS WC AND CONSERVATORY
- OFF ROAD PARKING





## Property Description

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### PORCH

Enter through composite door into useful porch with painted walls and tiled flooring. Ceiling light, radiator and window. Door to lounge.

### LOUNGE

17' 0" x 13' 1" (5.19m x 3.99m)

A bright and spacious lounge with painted walls, carpet flooring and feature hole in wall with solid wood plinth and stone hearth. Ceiling light, radiator, TV point and large window to the front. Opening to kitchen/diner, doors to playroom/bedroom five and stair rise to first floor landing.





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### KITCHEN/DINER

25' 3" x 10' 10" (7.70m x 3.32m)

A generous sized open plan kitchen/diner fitted with ample modern wall and base units, wood effect worktops and tiled splash backs. Belfast sink with mixer tap. Oven, hob and chimney hood extractor fan. Integrated fridge/freezer and dishwasher. Under counter space for washing machine and tumble dryer. Spot lighting, ceiling light, two radiators and window to the rear. UPVC door to outside, sliding patio door to conservatory and door to WC/storage.

### DOWNSTAIRS WC/ STORAGE

3' 11" x 6' 1" (1.20m x 1.86m)

Enter into storage area with ceiling light and opening to WC comprising of wash basin and close coupled WC. Ceiling light, chrome ladder style radiator, laminate flooring and feature painted wall.

### CONSERVATORY

11' 3" x 8' 8" (3.45m x 2.65m)

A good sized conservatory with ceiling fan light, laminate flooring and double doors to garden.

### SNUG/PLAYROOM

6' 11" x 13' 1" (2.11m x 4.01m)

Great extra living space which could be used as snug, playroom, office or double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window to the front.

### STAIRS/LANDING

A carpet stair rise to first floor landing with ceiling light, radiator and loft access. Doors to four bedrooms and bathroom.

### BEDROOM 1

13' 1" x 10' 2" (4.00m x 3.10m)

A generous sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator, TV point and window to the front with extensive open views. Built in storage cupboard.

### BEDROOM 2

7' 2" x 16' 9" (2.20m x 5.13m)

A second double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and dual aspect windows.

### BEDROOM 3

8' 2" x 11' 3" (2.50m x 3.43m)

A third good sized bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to rear.

### BEDROOM 4

6' 6" x 9' 10" (2.00m x 3.00m)

Currently used as a dressing room with neutral decor and carpet flooring. Ceiling light, radiator and window to the front with open views.

### BATHROOM

8' 4" x 6' 2" (2.55m x 1.90m)

A modern bathroom comprising of bath with waterfall tap, double shower cubicle with plumbed in shower, vanity unit with wash basin and back to the wall WC. Spot lighting chrome ladder style radiator and obscure glass window. Part tiled walls and tiled flooring.

### OUTSIDE

To the front of the property is a driveway for two cars and low maintenance pebbled area. To the rear of the property is a patio, astroturfed and pebbled area. Fencing to boundaries.

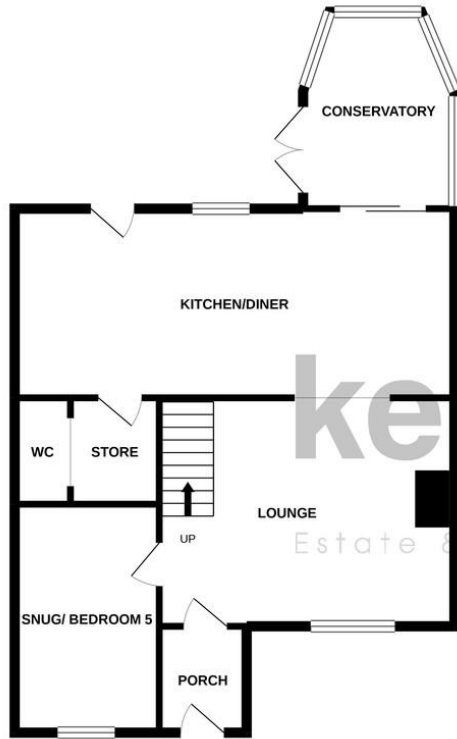
### PROPERTY DETAILS

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



# Acacia Crescent, Killamarsh, Sheffield, S21

GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



key2go  
Estate & Letting Agents

TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street

Mosborough

Sheffield

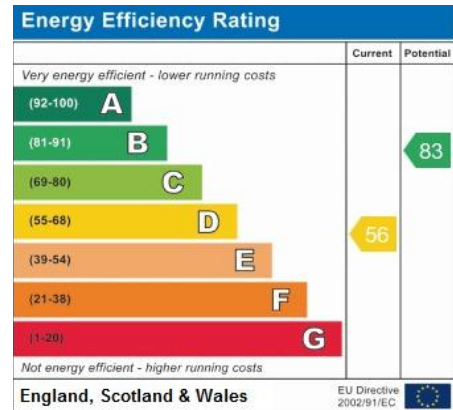
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Address:  
Acacia Crescent, Killamarsh, S21

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