

The accommodation briefly comprises:-

Breakfast Kitchen 13'2" x 11'4"

Incorporating a breakfast bar, this well equipped kitchen is furnished with a range of base and wall cabinets, contemporary in design, with co-ordinating granite effect worktops into which is inset a stainless steel sink. The overall effect is further complimented by the stainless steel splash backs. Integrated appliances include : oven, four ring gas hob with extractor above, dishwasher, washing machine, tumble dryer, fridge and freezer. Central heating radiator. Front and side facing windows. This breakfast kitchen has access into ...

Sun Room 10'2" x 11'4"

A most pleasant additional room, ideally placed to enjoy the privacy of the rear garden which may be entered into by the French doors. Alternative uses could be a children's play room, larger informal breakfast room, hobby/craft/reading/music room. There is laminate flooring fitted and a central heating radiator for additional warmth all year round.

Lounge/Dining Room 25'7" x 13'3"

Again there is flexibility for the family with this spacious reception room, being situated at the side of the kitchen would lend itself quite easily to a family friendly dining room/family room. There is an open plan staircase to first floor, and easy maintenance laminate flooring. Central heating radiator. Front entrance door and window.

Further Reception Room 15'6" x 13'3"

An alternative lounge/study/family room. Plenty of natural light is allowed in by having both front and side facing windows. Laminate flooring. Central heating radiator.

First Floor

Bedroom 1 15'6" X 13'3"

A double room with both front and side facing windows, laminate flooring, central heating radiator.

Bedroom 2 13'2" x 11'4"

A second double bedroom with windows, central heating radiator. Access to an airing cupboard housing the boiler.

Bedroom 3 13'9" x 10'4"

A further generously sized bedroom, with cupboard giving access into the loft.

Bathroom 13'5" x 12'7"

Furnished with a white suite comprising corner bath, pedestal wash basin, low flush w.c. in addition there is a shower cubicle with shower over. Central heating radiator.

Exterior & Gardens

There is a good size rear garden, ideal for the family with lawned area, timber decking and borders. The driveway is approached from Nursery Rd, and leads to the detached garage. There is scope for further parking and the property will appeal to the buyer with commercial vehicles, motorhomes, caravans etc.

NO UPWARD CHAIN INVOLVED. PART EXCHANGE CONSIDERED.

To view this property: Please contact our Killamarsh branch on 0114 2488577

For offer procedure: Please see overleaf.