



Tunwell Drive Sheffield S5 9FH
Guide Price £250,000

Tunwell Drive

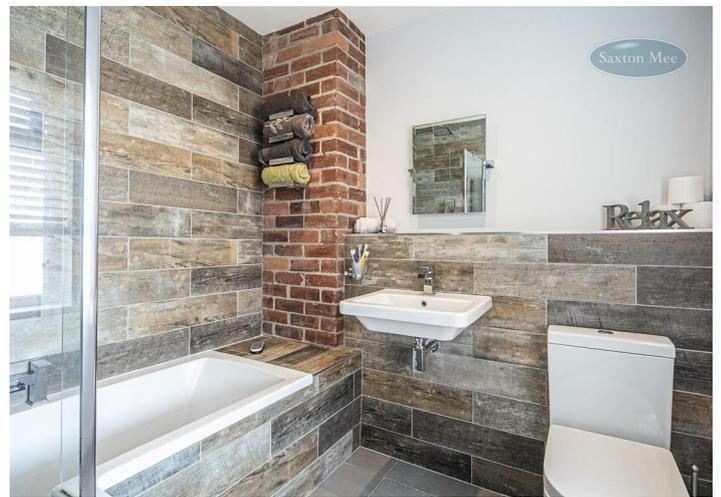
Sheffield S5 9FH

Guide Price £250,000

GUIDE PRICE £250,000-£270,000 Modernised to a high standard throughout and situated on this quiet cul-de-sac position is this largely extended, four bedroom two bathroom semi detached property which enjoys a good size landscaped rear garden and benefits from a wide driveway providing ample off road parking, gas central heating and bespoke shutters on the downstairs windows. The property has a new kitchen, bathroom and en suite, uPVC double glazed windows, a re-wire, new radiators and internal oak doors. In brief, the well presented living accommodation comprises of composite entrance door which opens into the entrance hall with exposed brick wall and downstairs WC. Good size lounge with a cast iron multi-fuel stove, a large front window fills the room with natural light. Fabulous and extended L shaped open plan kitchen diner having a range of wall, base and drawer units with a complimentary work surface which incorporates the sink and drainer. Integrated appliances include electric oven, microwave, fridge, freezer, dishwasher and wine cooler. Central island and breakfast bar which incorporates the five ring hob with extractor above. Ample space for a dining table and chairs. uPVC French doors open onto the rear garden. Storage cupboard under the stairs and utility cupboard with housing and plumbing for a washing machine and tumble dryer. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms, the master bedroom benefiting from an en suite shower room. Family bathroom in addition comprising bath with overhead shower, WC and wash basin, attractive tiling to floor and walls.

- VIEWING IS A MUST!
- LOVELY FAMILY HOME
- FOUR BEDROOMS/TWO BATHROOMS
- AMPLE OFF-ROAD PARKINGS
- FANTASTIC LANDSCAPED REAR GARDEN





OUTSIDE

A block paved driveway providing ample off-road parking. A gate gives access to the fully enclosed rear garden which is mostly laid to lawn and includes a patio, wood chipped bark area and large corner shed which benefits from electric and lighting.

LOCATION

Beautiful rolling countryside and walks close by. Excellent amenities at Ecclesfield and Grenoside which boast supermarkets, local shops etc. Excellent catchment for schools. Regular public transport. Easy access to motorway connections.

NOTES

The property is Freehold and currently Council Tax Band A.

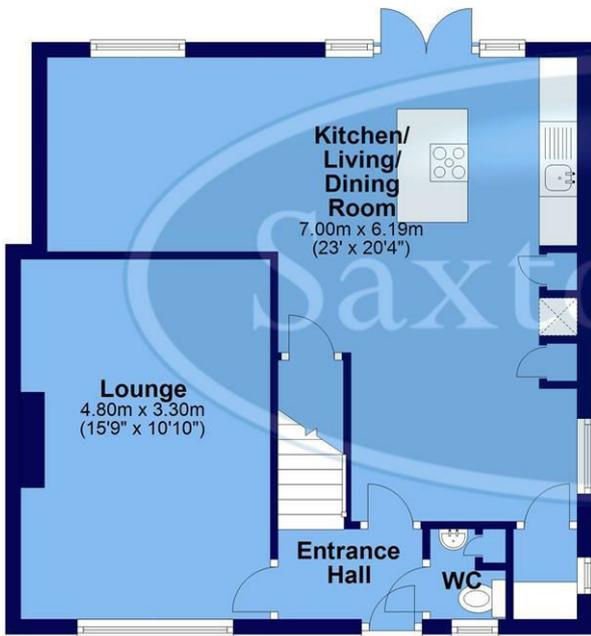
VALUER

Greg Ashmore MNAEA

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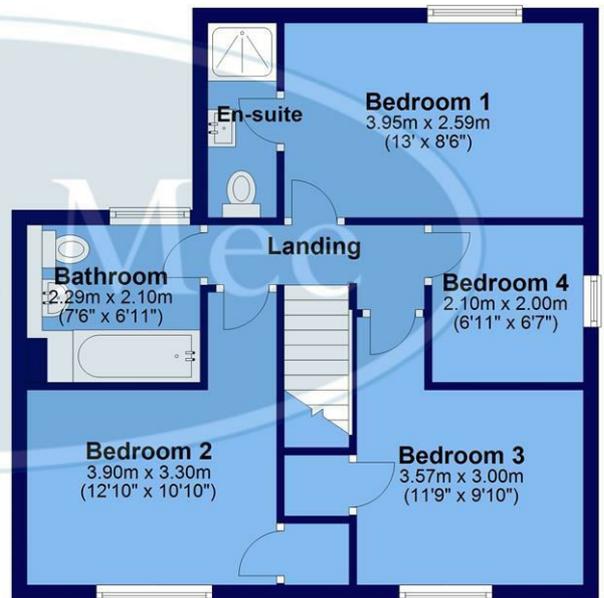
Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.6 sq. feet)



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

All measurements are approximate
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(89-80)	C		
(75-69)	D		
(55-54)	E		
(51-38)	F		
(1-20)	G		
Very energy efficient - higher running costs		71	86
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-61)	B		
(55-49)	C		
(39-34)	D		
(21-38)	E		
(1-20)	F		
(1-20)	G		
Very environmentally friendly - higher CO ₂ emissions		70	85
England & Wales		EU Directive 2002/91/EC	