



Towngate Grove Worrall Sheffield S35 0BE
Price £475,000

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**** FREEHOLD **** Situated in the highly sought after area of Worrall in this cul-de-sac position is this four double bedroom, two bathroom, two reception room detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway providing off-road parking, a double garage, uPVC double glazing and gas central heating.

Neutrally decorated throughout, the spacious living accommodation briefly comprises front composite door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge, dining room and kitchen/breakfast room. The good sized lounge has a front window and uPVC French doors opening onto the rear garden, making this a bright and airy room, while the focal point is the gas fire set in an attractive surround. The dining room overlooks the rear garden. The kitchen has a range of wall, base and drawer units. A contrasting worktop incorporates the sink and drainer. Integrated appliances include a fridge, freezer, dishwasher, double electric oven and a four ring hob with extractor above. A door opens into a utility with matching units and a worktop which incorporates a sink and drainer. There is housing and plumbing for a washing machine, the gas boiler and a rear entrance door.

From the entrance hall, a staircase rises to the first floor landing with access into the partly boarded loft space, the four double bedrooms and the bathroom. The excellent master bedroom has dual aspect windows, fitted wardrobes and an en suite shower room with WC and wash basin. Bedrooms two and three both benefit from fitted wardrobes. Bedroom four is to the front aspect. The bathroom has underfloor heating and comes with a three piece suite including bath, shower enclosure, WC and wash basin.

- EARLY VIEWING ADVISED
- FOUR DOUBLE BEDROOMS, THE MASTER WITH EN SUITE SHOWER ROOM
- DOWNSTAIRS WC & UTILITY
- FOUR PIECE SUITE BATHROOM
- LOUNGE, DINING ROOM & KITCHEN/BREAKFAST ROOM
- DOUBLE-WIDTH DRIVEWAY & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC POSITION
- SOUGHT AFTER LOCATION
- AMENITIES & GOOD SCHOOLS CLOSE-BY





OUTSIDE

To the front is a lawn. The double-width block paved driveway leads to the double garage. The fully enclosed rear garden has a patio, lawn and a seating area.

LOCATION

Located in the much sought after village of Worrall with excellent amenities close by including post office, general store, local pubs. Regular public transport. Excellent catchment for schools including Bradfield Secondary and Oughtibridge Primary. Beautiful country walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F.

VALUER

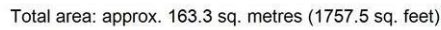
Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Approx. 93.4 sq. metres (1005.7 sq. feet)



Approx. 69.8 sq. metres (751.8 sq. feet)



All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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Environmental Impact (CO₂) Rating

CO ₂ Emissions (g/kWh)	Rating	Category
12 (plus)	A	Very environmentally friendly - lower CO ₂ emissions
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	Not environmentally friendly - higher CO ₂ emissions
(1-20)	G	

Current Rating: 63
Potential Rating: 74

England & Wales
EU Directive 2002/91/EC