

5, Meadowgate Park, Sheffield, S21 1EE

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Description

Available with No Onward Chain, and tucked away in a quiet cul-de-sac in the heart of Killamarsh, this well-presented three-bedroom townhouse benefits from a lovely woodland view to the rear and offers an excellent opportunity for first-time buyers looking to take their first step onto the property ladder and for the family market who will appreciate the close proximity to a local school.

Built in 2006, the property is thoughtfully arranged across two floors and offers versatile accommodation throughout. To the rear of the ground floor is a fantastic kitchen/diner, featuring French doors that open directly onto the private, enclosed garden. The outdoor space provides a lovely combination of patio and lawn, while the woodland setting to the rear creates a peaceful, almost rural feel — a real highlight of the property.

The accommodation has been cleverly adapted, with the original garage having been converted to create a ground-floor bedroom, providing valuable flexibility for those requiring additional living or sleeping space. The entrance hallway leads to a convenient downstairs WC, while the ground-floor bedroom benefits from its own en-suite shower room.

Moving upstairs, the spacious living room provides an excellent place to relax and unwind, with ample space for comfortable family seating. A particularly attractive feature is the Juliette balcony, allowing plenty of natural light into the room and adding to its sense of space.

Two further bedrooms are located off the living area, alongside the family bathroom. The bathroom comprises a modern three-piece suite and is finished to a standard that complements the rest of this well-maintained home.

The Location

Killamarsh is a highly sought-after village, proving particularly popular with families and first-time buyers thanks to its excellent amenities, convenient location and strong sense of community.

The village is ideally positioned for commuters, with easy access to the M1 motorway and excellent road links to Sheffield, Chesterfield and Rotherham. A wide selection of local amenities can be found within the village, providing everything needed for day-to-day living.

For those who enjoy the outdoors, the highly regarded Rother Valley Country Park is just a short distance away. The park offers an impressive range of leisure opportunities, including water-based activities, picturesque walking routes and a welcoming café, making it an ideal setting for family days out and enjoying the surrounding countryside.

Families are particularly well catered for, with three schools within Killamarsh, providing convenient educational options for children from an early age. Combined with its excellent transport links, amenities and access to outdoor space, Killamarsh offers an appealing balance of village living and everyday convenience.

Important Information

Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.



- Well-presented three bedroom modern townhouse in a quiet cul-de-sac position
- Available with No onward chain
- Off road parking for two vehicles
- Council Tax Band B and Freehold tenure
- Bright kitchen/diner with French Door access to private and enclosed rear garden
- En-suite shower room to Master Bedroom
- Juliette Balcony in the Living Room opening up on to a fantastic rear aspect
- Versatile bedroom space that can be used as an office/study
- Modern heating, double glazing and cavity wall insulation combine to produce an excellent EPC rating of C77 and reduce costly utility bills.
- Lovely woodland views to the rear.





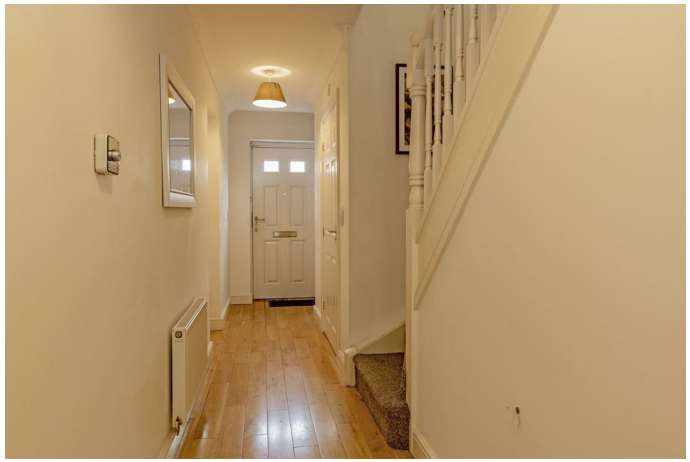












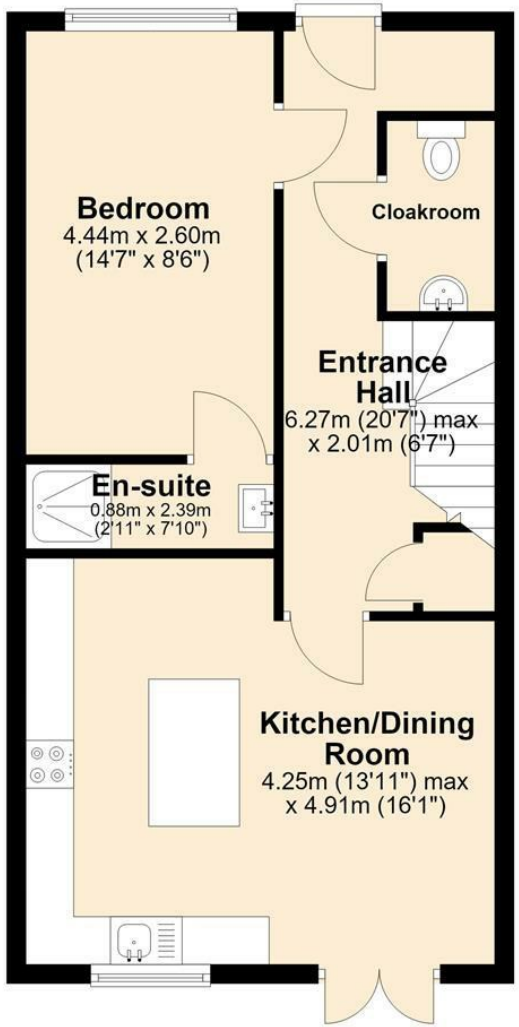






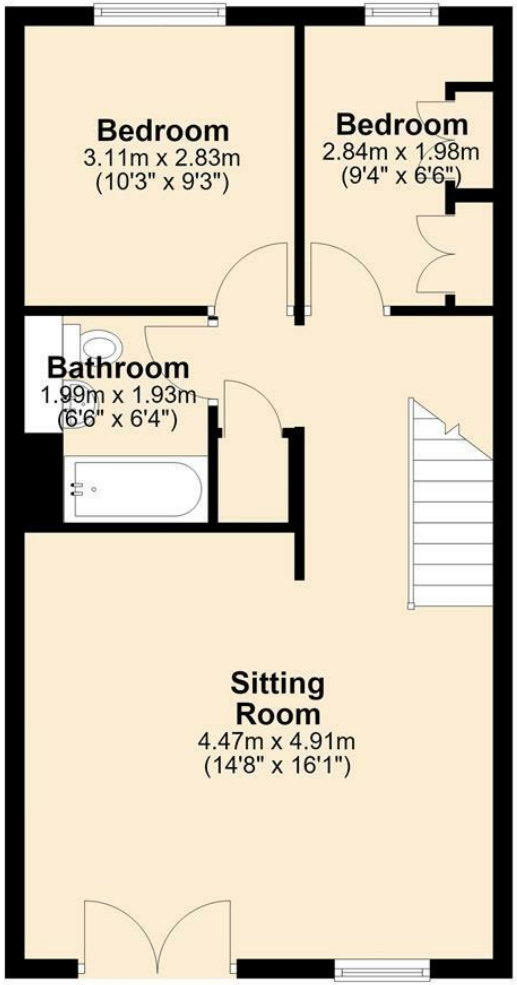
Ground Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.











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