



£225,000 OIRO

Harwood Gardens, Waterthorpe, Sheffield

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Extended Three Bedrooms Family Home
- Open Plan Lounge Diner
- Conservatory
- Modern Kitchen/Bathroom
- Private Enclosed Rear Landscaped Garden
- Beautifully Appointed Throughout
- Ample Off-Road Parking
- Highly Desirable Cul-De-Sac Location
- VIEWING ESSENTIAL!

Property Description

IF ITS STANDARDS YOUR AFTER THEN YOUR RIGHT ON TRACK...WITH THIS STUNNING PROPERTY ON A QUIET CUL-DE-SAC...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom semi detached property, beautifully appointed throughout.

Main Particulars

IF ITS STANDARDS YOUR AFTER THEN YOUR RIGHT ON TRACK...WITH THIS STUNNING PROPERTY ON A QUIET CUL-DE-SAC...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom semi detached property, beautifully appointed throughout. The property boasts a light and warming hallway, spacious open plan modern lounge/ diner leading to an all year round conservatory and a modern kitchen. Adopting part of the extension is a cosy cloakroom entrance leading to a fabulous family room/ snug. To the first floor, three bedrooms and a beautiful family bathroom. The property commands a quiet cul-de-sac position and has curb appeal with a patterned concrete driveway providing ample off road parking with further guest parking. A stunning landscaped rear garden where patterned concrete seamlessly wraps around a decked patio area protected by a stunning bespoke gazebo which adds to the desirability of this property. Located in a quiet and desirable area of Waterthorpe, close to local amenities, excellent transport links and schools. This exceptional property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Freehold

Entrance hall

Entering through a glazed composite door to a cosy cloak room hallway with modern laminate flooring seamlessly flowing through to the kitchen, carpeted spindled stairs leads to first floor accommodation with an understairs storage cupboard utilising space, radiator and doors giving access to the kitchen and wc.

Ground Floor Wc

A beautifully presented WC comprising of a low level WC, wash hand basin, fully tiled walls with contrasting tiled flooring, decorative panelled ceiling with spot lighting, heated towel rail and a front facing upvc window.

Kitchen w: 2.2m x l: 3.6m (w: 7' 3" x l: 11' 10")

A modern kitchen featuring a range of handle less wall and base units with complimentary compact zenith work surface areas, a counter top composite sink with designer tap and stunning glass back panels. Appliances to include a built in double oven, five burner gas hob with extractor fan and plumbing for further utilities. A rear facing upvc window allows light whilst spot lighting creates the mood. A side facing upvc door allows access to the cloakroom, a continuation of the laminate flooring, radiator and a door to the dining room.

Cloakroom w: 1m x l: 2.3m (w: 3' 3" x l: 7' 7")

Cleverly adopting an undercover passage way with a continuation of the laminate flooring. A rear facing glazed upvc door accessing the garden and a front facing glazed

upvc door, side facing upvc window and a door accessing the family room/snug.

Snug w: 3m x l: 3.8m (w: 9' 10" x l: 12' 6")

A fabulous addition to the property benefitting from stunning feature walls, and front and side facing upvc windows illuminate,

Open Plan Lounge/Diner w: 3.6m x l: 7.2m (w: 11' 10" x l: 23' 7")

A spacious beautifully presented open plan living area where carpeted flooring seamlessly flows throughout, a front facing upvc window allows an abundance of light to flow through to the dining area where patio doors open to the conservatory and two radiators add warmth.

Conservatory w: 3.2m x l: 3.4m (w: 10' 6" x l: 11' 2")

A further addition to the property is this all year round conservatory with a vaulted ceiling with spot lighting, designer radiator and french doors opening onto the garden.

FIRST FLOOR:

Landing

A carpeted spindled landing with a loft hatch with ladder to a partially boarded loft creating additional space, side facing upvc window and doors giving access to three bedrooms, family bathroom and additional storage cupboard.

Master bedroom w: 3.3m x l: 3.7m (w: 10' 10" x l: 12' 2")

A stunning master bedroom with a range of modern fitted sliding wardrobes, radiator, carpeted flooring and a front facing upvc window.

Bedroom 2 w: 3.2m x l: 3.5m (w: 10' 6" x l: 11' 6")

A further double bedroom with a range of modern fitted sliding wardrobes, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 3 w: 2.1m x l: 2.8m (w: 6' 11" x l: 9' 2")

With a bespoke built in bed, laminate flooring, radiator and a front facing upvc window.

Family Shower Room w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

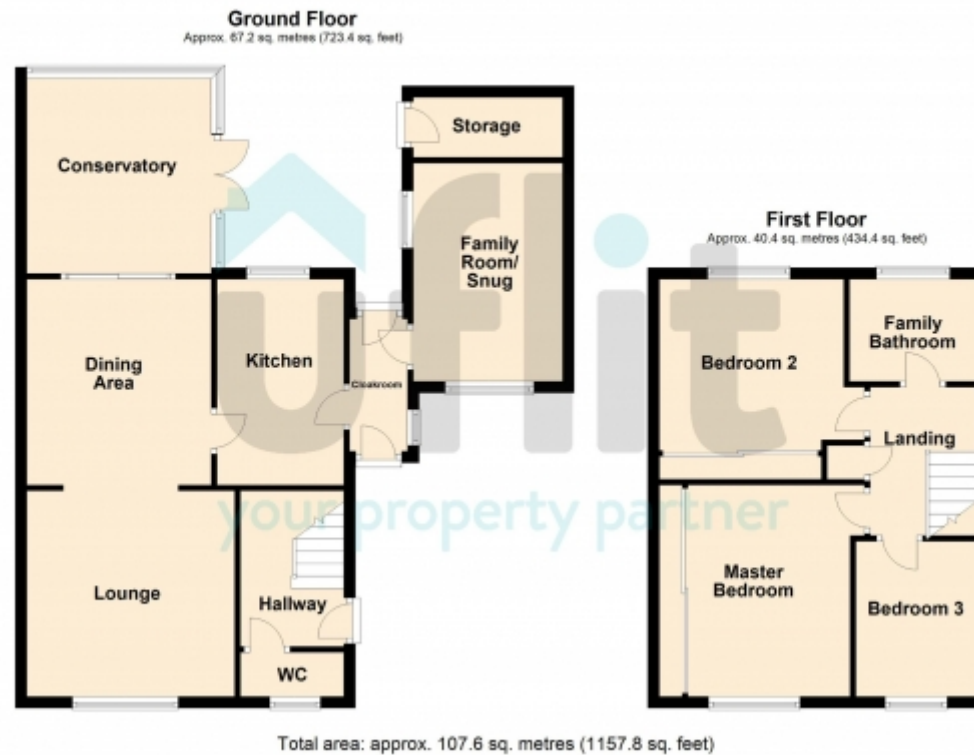
A beautifully presented shower room comprising of a walk in shower, wash hand basin and a low level wc. Fully tiled walls with contrasting tiled flooring, decorative panelled ceiling with spot lighting, designer heated towel rail and a rear facing upvc window.

Outside

The property really has curb appeal commanding a quiet cul-de-sac position with an open aspect frontage and a patterned concrete driveway providing ample off road parking with further guest parking. To the rear a landscaped garden awaits where a patterned concrete patio wraps around a raised decked feature patio protected by a

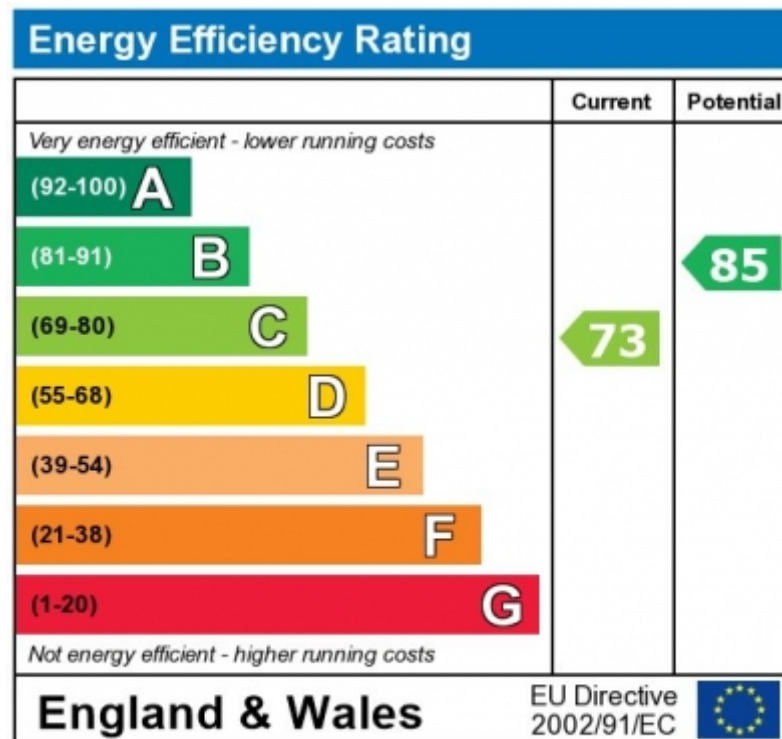
stylish bespoke gazebo with heaters creating a fabulous outdoor entertaining area. To the rear of the family room a dry utility and storage area. All this and privately enclosed whilst overlooking fields
DON'T DELAY CALL UFLIT TODAY!





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



www.uflit.co.uk