



£285,000 Guide Price

12 Honeydew Way, Mosborough, Sheffield

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- FABULOUS GROWING FAMILY HOME
- Three Bedrooms Master with Ensuite
- Appointed to a Very High Standard
- Spacious Living Accommodation Over Three Floors
- Modern Kitchen Diner
- Downstairs WC
- Exquisite Landscaped Garden
- Highly Sought-After Location
- VIEWING HIGHLY ADVISED!

Property Description

GUIDE PRICE £285,000 to £295,000

SHOW HOME STANDARD, A PLACE WHERE WE KNOW YOU WILL STAY...ON A MODERN DEVELOPMENT CALLED HONEYDEW WAY...!

Uflit are more than delighted to welcome to the market this show home standard four bed family home set over three floors.

Main Particulars

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SHOW HOME STANDARD, A PLACE WHERE WE KNOW YOU WILL STAY...ON A MODERN DEVELOPMENT CALLED HONEYDEW WAY...!

Uflit are more than delighted to welcome to the market this show home standard four bed family home set over three floors, offering modern and spacious living throughout. Appointed to a high specification boasting a welcoming hallway, beautifully appointed kitchen diner, downstairs WC and a separate lounge with French doors adopting a large bay opening onto the rear garden. Accommodating the first-floor are three ample sized bedrooms and a beautiful family bathroom. The master commands the whole of the second floor with separate dressing area and ensuite. The outside has kerb appeal with an open aspect frontage where a block paved road leads to a driveway providing off- road parking for two vehicles, which in turn leads to the adjoining garage. To the rear an outstanding landscaped garden with beautiful patio areas creating a fantastic outdoor entertaining space. Located on a modern development in Mosborough close to local amenities, excellent transport links and schools. The property also boasts a selection of fitted blinds and underfloor heating to the bathrooms. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Council Tax Band: D

Tenure: Freehold

Entrance hall

A canopy invites you through a upvc glazed composite door to a hallway with beautiful Karndean flooring which seamlessly flows through to the living area. Carpeted spindled stairs lead to the first-floor accommodation with understairs storage cleverly utilising space, radiator and doors to the kitchen/ diner, lounge and wc.

Kitchen/diner w: 2.6m x l: 5.2m (w: 8' 6" x l: 17' 1")

A beautiful high spec kitchen with a range of modern wall and base units with complimentary worksurface areas with a counter top sink and matching upstands. Fully integrated appliances to include a built-in double oven, five burner gas hob with stainless steel back panel and extractor fan, integrated dishwasher, washing machine and fridge/ freezer. Undercounter and plinth mood lighting along with the spot lighting and front upvc window really illuminate this space, cushioned vinyl flooring flows through to the dining area and a radiator adds warmth.

Downstairs WC

Comprising of a wash hand basin with tiled back panel, low level WC, a continuation of the cushioned vinyl flooring, radiator, spot lighting and a front facing upvc window.

Lounge

w: 4.7m x l: 3.7m (w: 15' 5" x l: 12' 2")

A modern lounge with a continuation of the Karndean flooring, radiator and rear facing French doors with side glazed panels adopt a large bay allowing an abundance of light to flow through whilst opening on to this fantastic landscaped entertaining space.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to three bedrooms, family bathroom, storage cupboard and further carpeted spindled stairs to second floor accommodation.

Bedroom 2 w: 4.7m x l: 3.8m (w: 15' 5" x l: 12' 6")

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

Bedroom 3 w: 2.5m x l: 3.2m (w: 8' 2" x l: 10' 6")

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

Bedroom 4 w: 2.1m x l: 2.1m (w: 6' 11" x l: 6' 11")

An ample sized fourth bedroom with feature wall, carpeted flooring, radiator and a rear facing upvc window.

Family Bathroom w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

A beautifully appointed family bathroom benefitting from both bath and separate shower comprising of a panelled bath with wall mounted taps, separate built-in shower with ceiling mounted head, low level WC and floating wash hand basin. Modern partially tiled walls with contrasting heated tiled flooring, spot lights and a wall mounted heated towel rail.

SECOND FLOOR:

Master bedroom w: 3.6m x l: 4m (w: 11' 10" x l: 13' 1")

Is this the master bedroom of your dreams? Commanding the second floor is this beautifully appointed master bedroom accessed via a spindled staircase with front facing upvc window, radiator and over stairs storage and carpeted flooring seamlessly flows through to the dressing area.

Dressing Area w: 2.3m x l: 2.3m (w: 7' 7" x l: 7' 7")

With a range of modern built-in sliding mirrored wardrobes, radiator and a door leading to the ensuite.

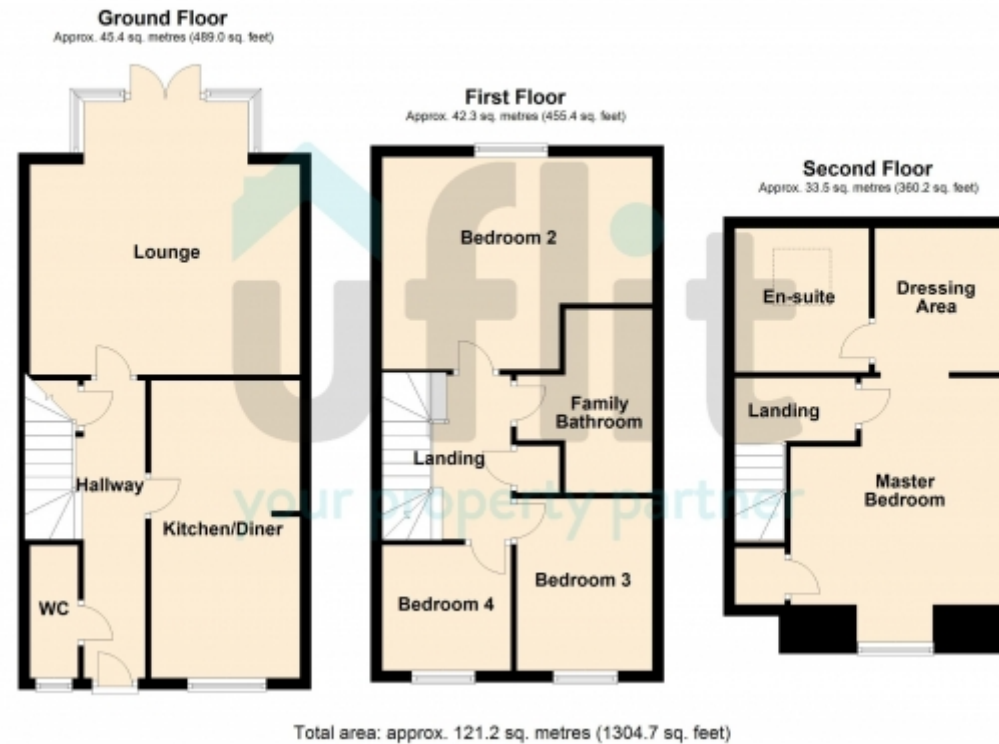
Ensuite w: 2.3m x l: 2.5m (w: 7' 7" x l: 8' 2")

A further modern shower room comprising of shower cubicle with ceiling mounted shower head, low level WC and floating wash hand basin. Modern partially tiled walls with contrasting tiled flooring, heated towel rail, spot lighting and a Velux window.

Outside

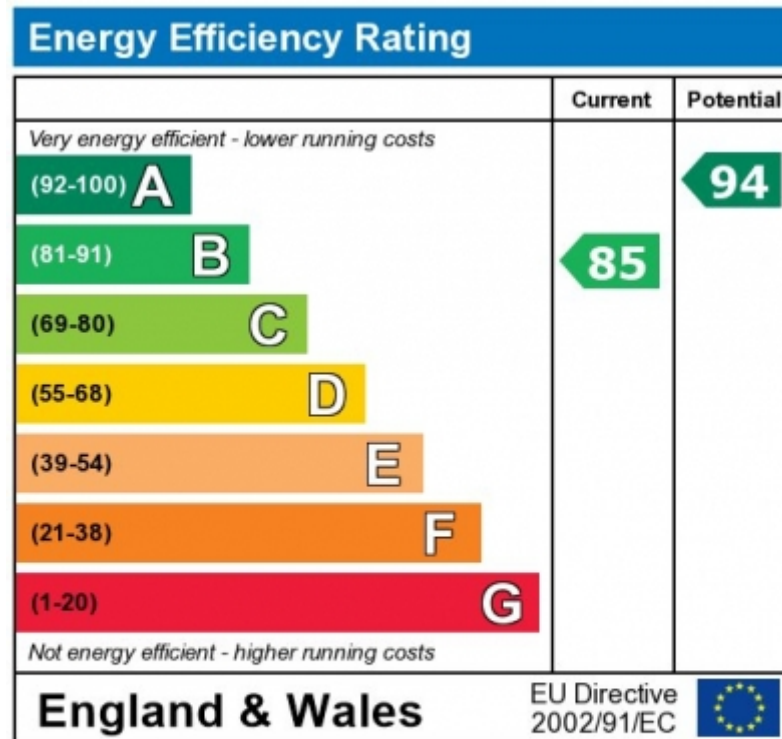
This house has kerb appeal...! An open aspect attractive frontage with low maintenance gardens and a driveway provides off-road parking for two vehicles which in turn leads to the adjoining garage. To the rear you will find a landscaped garden, where a paved patio leads to a gently tiered lawned garden which is complimented with stunning manicured borders giving this fabulous entertaining space a touch of elegance, a further decked patio compliments all enclosed with fencing.





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



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