



15 Nethergreen Gardens, Killamarsh
£270,000



15 Nethergreen Gardens

Killamarsh, Sheffield

A charming 2-bed detached bungalow with modern interiors, open-plan living, spacious kitchen, luxurious shower room, versatile external space, lovely rear garden, convenient parking, prime location

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- TWO BEDROOMS
- GENEROUS LOUNGE / OPEN PLAN DINING AREAS
- MODERN KITCHEN WITH SERVING SPACE
- MODERN SHOWER ROOM
- WORK FROM HOME / HOME BUSINESS / STUDIO (EXTERNAL)
- LOVELY REAR GARDEN
- DOUBLE WIDTH DRIVEWAY AND GARAGE
- NICE LOCATION WITH AMENITIES CLOSE BY



Hall

The entrance door, accessed from the side of the bungalow, leads you into the Hall providing access to all rooms.

Lounge Area

14' 11" x 11' 5" (4.55m x 3.47m)

The Lounge is a cosy retreat and has a focal point to the room with an imitation wood burner surrounded by exposed brick. Being open plan to the dining area.

Dining Area

9' 11" x 8' 8" (3.02m x 2.64m)

A continuation of the open plan living area this provides the formal dining area for entertaining or family gatherings. Served by the chef in the kitchen through a hatch.

Kitchen

7' 9" x 9' 1" (2.36m x 2.76m)

The kitchen is fitted with modern solid black base units lined up to the space for the american fridge freezer. Contrasting work surfaces then change the tone in a lighter colour before your eyes meet the more pale coloured wall units. A large serving hatch provides a connection to the dining area, allowing the chef to be part of the conversation.





Bedroom One

11' 2" x 11' 1" (3.41m x 3.38m)

Fitted with full height wardrobes with mirrors to the inside of some doors, there is plenty of space for a super king bed to unwind in.

Bedroom Two

6' 7" x 9' 2" (2.00m x 2.80m)

A practical bedroom with a slide-out bed providing a double bed when required within the fitted units surrounding. They also light up and provide great storage. The sliding patio door provides an ideal route to enjoy access and views of the rear garden.

Shower Room

A modern fitted shower room with a wet room style shower with glass screen, Square white sink in a vanity unit and a white WC.

Work from Home / Home Business / Studio (External)

15' 0" x 20' 0" (4.58m x 6.10m)

A pine lodge style summer house provides many opportunities in the rear garden. It is a generous room with lighting and power points.

Garden

Lovely rear garden to enjoy relaxing or gardening alike.

Garage

Single Garage

The powered door reveals a good sized garage which was extended to provide extra space. The boiler is neatly tucked away in this area and there is a pedestrian door to the rear.

Driveway

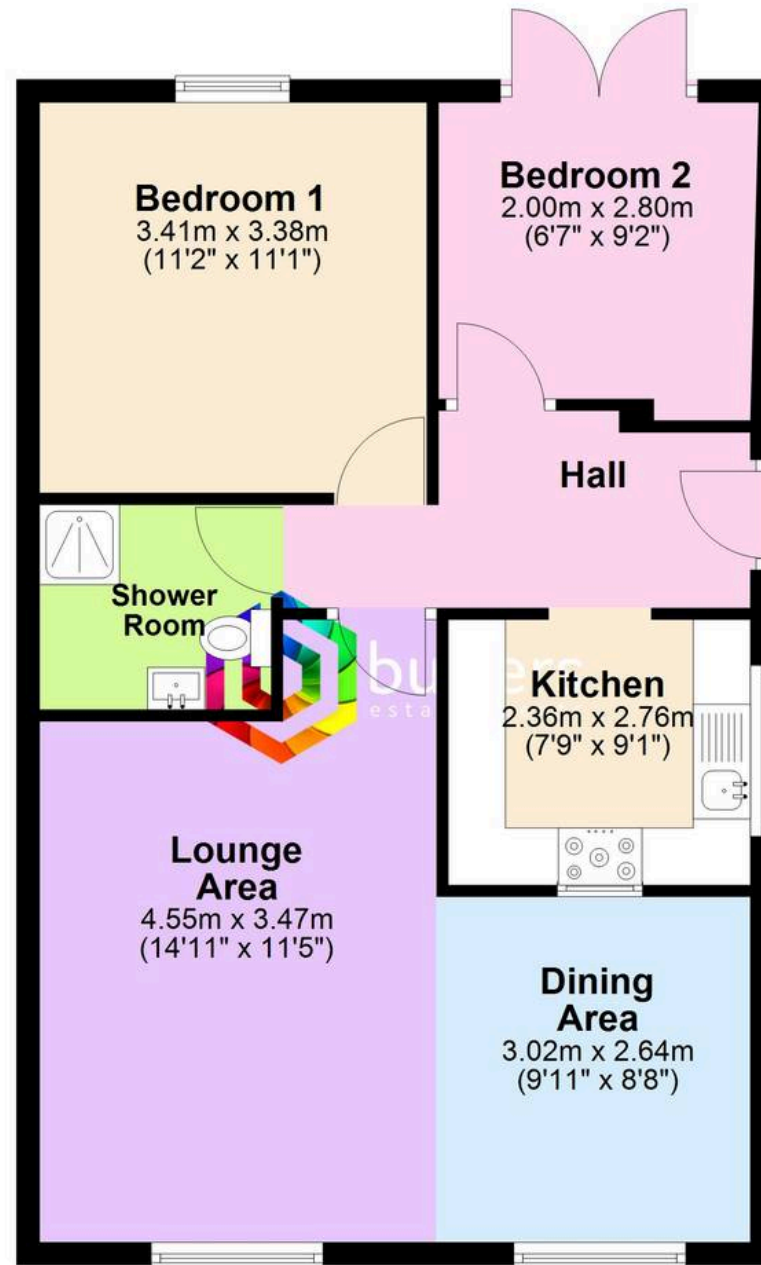
2 Parking Spaces

A block paved double width driveway for at least two cars.



Ground Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



Total area: approx. 62.3 sq. metres (670.6 sq. feet)



Butlers Estate Agents

Butlers Estate Agents Ltd, 60 High Street – S20 5AE

0114 247 4433 • info@butlers.co.uk • butlers.co.uk

