



27 Primrose Lane, Killamarsh
£250,000





27 Primrose Lane

Killamarsh, Sheffield

Charming 2 Bed Detached Bungalow near Rother Valley Park. Spacious Lounge, bright Dining Kitchen, extensive gardens, driveway, detached garage. Outdoor a peaceful retreat with lush greenery. NO CHAIN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- DETACHED TWO BEDROOM BUNGALOW
- LOUNGE WITH LOVELY CURVED BAY WINDOW
- DINING KITCHEN WITH WINDOWS TO TWO SIDES
- EXTENSIVE GARDENS FOR THE KEEN GARDENERS AMONGST US
- DRIVEWAY AND DETACHED GARAGE
- SUPER LOCATION WITH EASY ACCESS TO ROTHER VALLEY COUNTRY PARK
- NO CHAIN



Hall

The front door is slightly recessed and leads you into the hallway which provides access to all rooms, the loft and an access panel to get under some of the flooring.

Lounge

12' 11" x 12' 0" (3.93m x 3.65m)

The lounge has a curved bay window to the front and a gas fire to the centre of the room. This room has been recently redecorated and provides that cosy haven away from it all.

Kitchen

A cottage feel to this hardwood kitchen which has a slot-in cooker, stainless steel sink and drainer beneath the window to the side and plenty of cupboard space. There is plenty of space for a table and chair set in front of the window.





Bedroom 1

10' 0" x 11' 2" (3.04m x 3.41m)

Located at the rear of the bungalow this double bedroom has a fitted wardrobe.

Bedroom 2

9' 11" x 10' 10" (3.03m x 3.31m)

Also at the rear of the bungalow, this second double bedroom has a window overlooking the rear garden.

Bathroom

This traditional bathroom is fully tiled with a white bath and shower over, wash hand basin and WC.





GARDEN

The boundary wall to the front has a single pedestrian gate and double gates to the driveway. It has paved areas with borders to the front. Then the driveway leads to the single garage, which has a brick built potting shed located to the rear. There are generous gardens and will require a keen gardener to maintain these well stocked gardens with lawn to the middle and shrubs plus trees.

GARAGE

Single Garage

There is a single garage.

DRIVEWAY

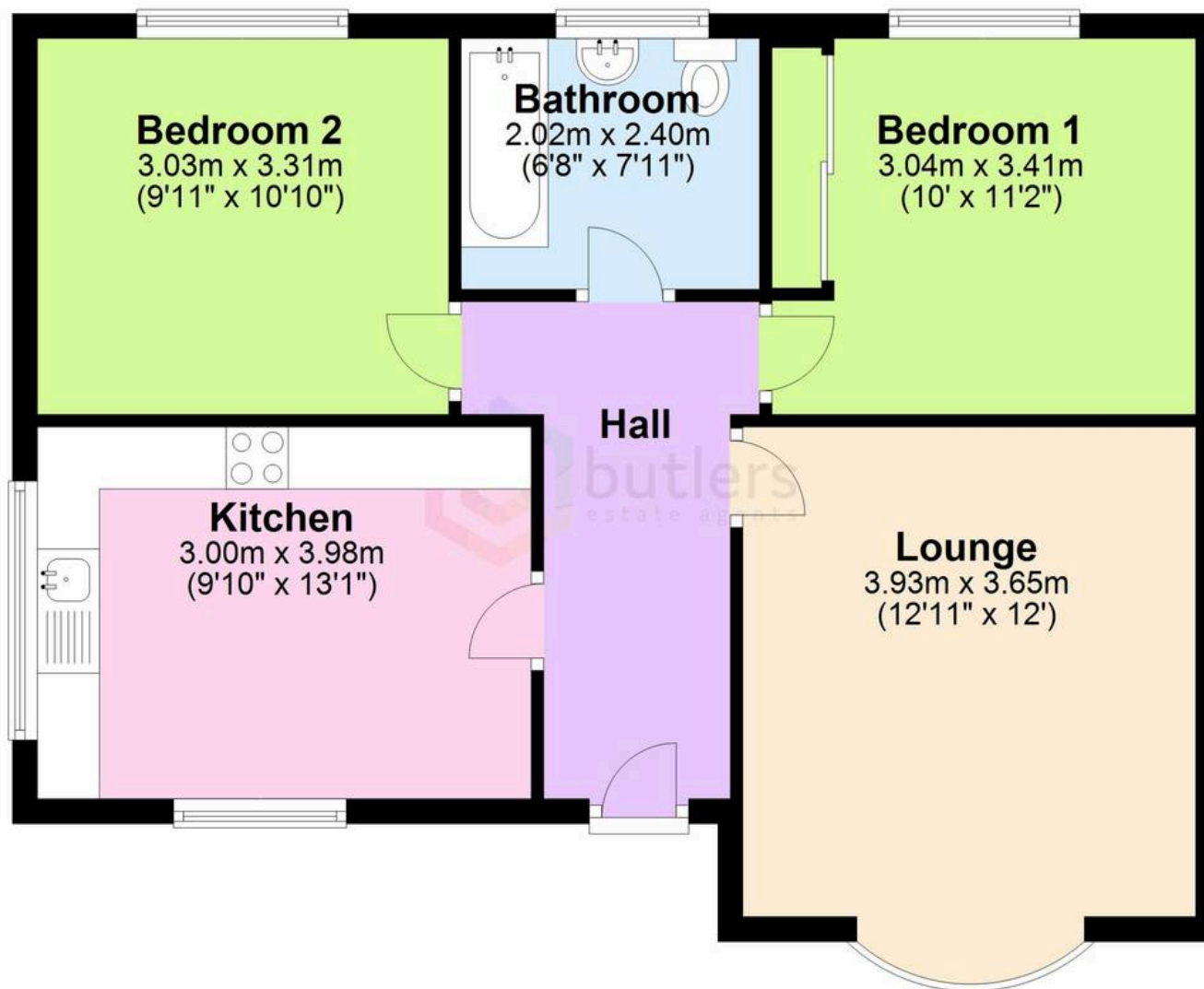
2 Parking Spaces

A long driveway from the front to the garage.



Ground Floor

Approx. 60.8 sq. metres (654.9 sq. feet)



Total area: approx. 60.8 sq. metres (654.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.



Butlers Estate Agents

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

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

