



27 Owlthorpe Avenue, Mosborough

Guide Price **£425,000**





27 Owlthorpe Avenue

Mosborough, Sheffield

FOUR BED THREE BATHROOM Detached house located in a sought-after location. Fabulous kitchen with striking feature island, separate dining, 4 beds, 3 bath, Garage, driveway, gardens, book online

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED HOUSE ON A SOUGHT AFTER DEVELOPMENT IN THE POPULAR VILLAGE OF MOSBOROUGH
- FOUR BEDROOM AND THREE BATHROOMS, TWO BEING ENSUITE
- GOOD SIZED LOUNGE
- CHEFS KITCHEN WITH INTEGRATED APPLIANCES AND FEATURE ISLAND
- SEPERATE DINING AREA
- GARAGE WITH DRIVEWAY
- CORNER POSITION WITH GARDENS TO FRONT AND REAR
- BOOK VIEWINGS ONLINE



Hall

The modern front door leads into the Hall that is a great space to remove outdoor coats and shoes before entering the main house. There is a door to the lounge and stairs to the first floor.

Lounge

13' 7" x 12' 1" (4.15m x 3.68m)

A great space to relax with a lovely bay window to the front, perfect for the tree, then the focal point of the room is the fireplace with an inset fire and surround. An archway leads through to the dining room with wooden flooring running straight through.

Dining Room

10' 6" x 7' 9" (3.19m x 2.35m)

The dining room is at the rear of the house and is open plan to the Lounge along with a door to the kitchen. There are large glazed twin doors to the rear flooding the room with light.

Kitchen / Diner

10' 6" x 17' 0" (3.19m x 5.18m)

A fabulous Kitchen / Dining space with modern grey handleless units with contrasting black granite worksurfaces and further full height gloss black units incorporating an integrated coffee machine. Next to the modern vertical radiator is a built in stainless steel double oven and microwave combination oven above. The island houses the black induction hob and integrated extractor, which rises when in operation. A fully integrated dishwasher, along with plenty of storage make this kitchen a chef's delight. There are twin windows to the rear and the back door leading to the rear garden.

WC

The WC is accessed from the kitchen and has a white WC and a modern white wash hand basin on a vanity unit.





Landing

The landing provides access to all bedrooms and the family bathroom. There is a useful storage cupboard and access to the loft.

Bedroom One

9' 0" x 17' 11" (2.74m x 5.45m)

A lovely bedroom in size with a front facing window and access to the En-Suite.

En-Suite 1

6' 1" x 9' 0" (1.86m x 2.74m)

A generous En-suite with a shower cubicle located in the corner, then a white wash hand basin on a pedestal and a white WC with a window to the rear.

Bedroom Two

12' 1" x 8' 5" (3.69m x 2.57m)

A double bedroom to the front of the house is currently being used as a second lounge area. There is access to the En-Suite and a front-facing window.

En-Suite 2

Fitted with a shower cubicle and wash hand basin mounted in the vanity unit. There is a chrome ladder-style radiator and a window to the side.

Bedroom Three

9' 4" x 8' 11" (2.84m x 2.71m)

A good sized double bedroom to the rear of the house. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look.

Bedroom Four

8' 1" x 6' 5" (2.46m x 1.96m)

Currently used as a work-from-home space, this bedroom is located at the front of the house.

Bathroom

Fitted with a white bath with a shower over, a white wash hand basin on a wall-mounted vanity unit and a white back-to-the-wall WC.





GARDEN

The corner position of the house offers a lawned area to the front adjacent to the driveway and an enclosed low maintenance garden to the rear with a patio seating area for those who enjoy entertaining. The photo has been enhanced with virtual staging to provide clients with ideas on how the property could look, but please be aware that when viewing it will look different to the photos as this furniture will not be present.

GARAGE

Single Garage

Single garage with up and over door with power and light.

DRIVEWAY

1 Parking Space

The driveway leads to the garage.

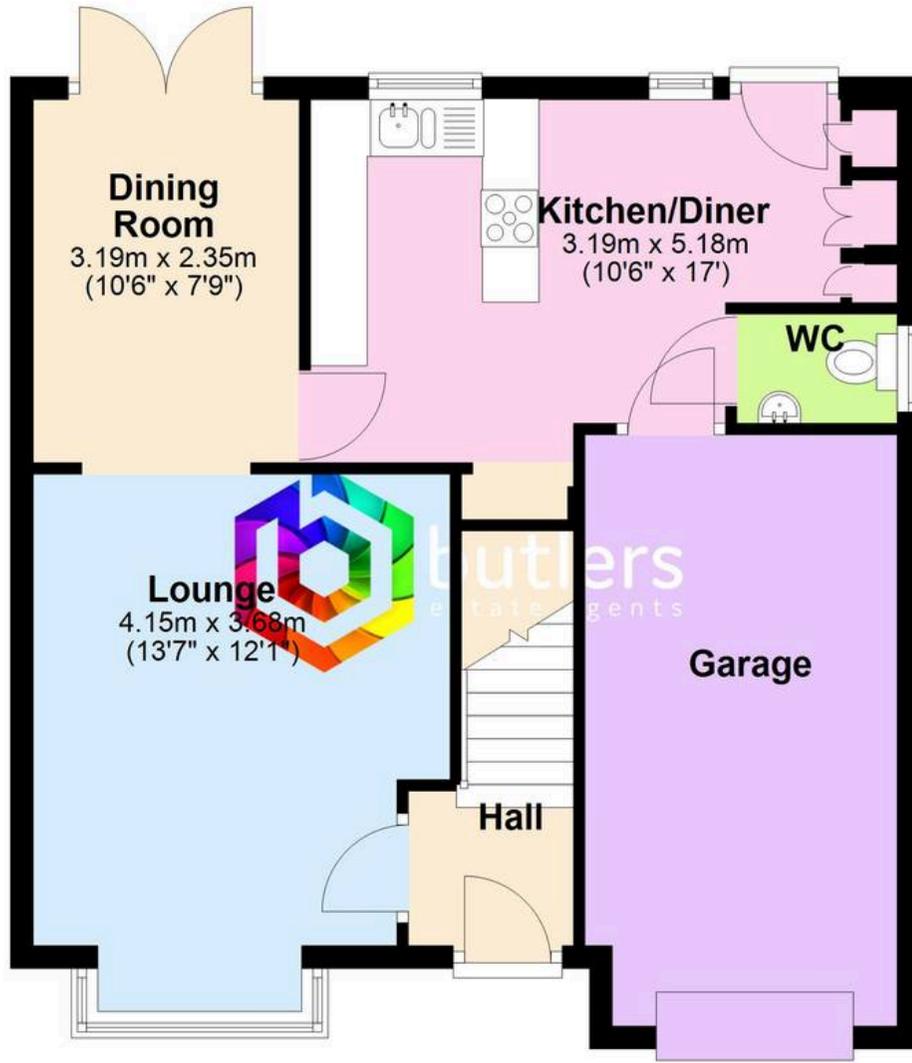


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

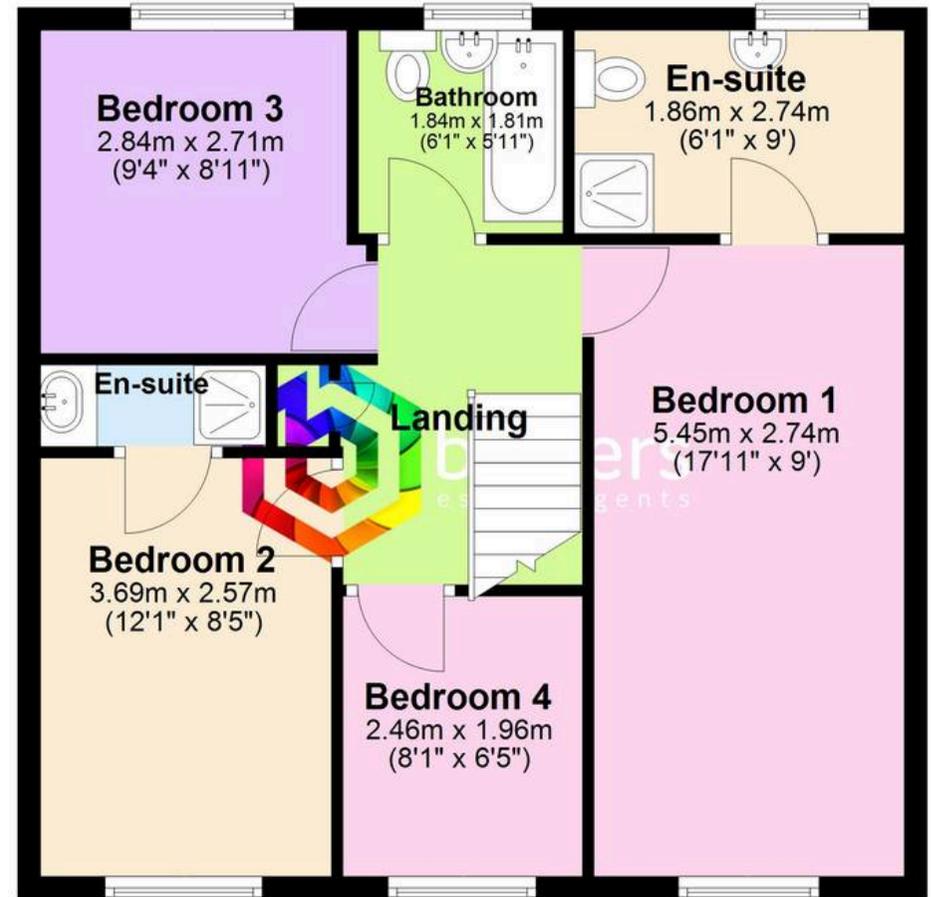
Ground Floor

Approx. 61.1 sq. metres (657.6 sq. feet)



First Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



Total area: approx. 117.2 sq. metres (1261.6 sq. feet)



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