

385 Redmires Road, Lodge Moor, Sheffield, S10 4LE
£550,000

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Council Tax Band: E

A spacious and well presented four bedroom, two bathroom detached home which is located opposite open countryside and features a number of recent upgrades including a fitted kitchen, heating system and recent rewire! Perfect for families, the property is situated within close proximity to shops, a cafe and amenities in Lodge Moor and has regular bus routes on the doorstep giving easy access to the Universities, Hospitals and the City Centre. The property is also within the catchment of Hallam and Tapton schools. With double glazing and gas central heating throughout, the property in brief comprises; Entrance porch, entrance hallway with storage room, lounge, dining room, conservatory, kitchen with recently fitted units and appliances, a bedroom and a shower room. To the first floor there is a landing area, three good sized bedrooms and a family bathroom. Outside, there is a driveway providing off road parking for up to three cars, a landscaped garden, carport and good sized garage which has power and lighting and houses the modern combi boiler. To the rear there is a delightful garden space with lawns, a patio and fencing/hedging for additional privacy. AVAILABLE TO THE MARKET WITH NO CHAIN INVOLVED. A viewing is recommended to appreciate the accommodation on offer! Freehold tenure, council tax band E.

Entrance Porch

A side facing entrance door leads into the porch, which has a front facing upvc double glazed window and a further door leads to the hallway.

Entrance Hallway

A wide and inviting entrance hallway which has a radiator, staircase rising to the first floor accommodation and a useful walk in storage room. Recently installed solid oak doors lead to rooms on the ground floor.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed bay window which brings much light into the room, a radiator, a feature fireplace with electric fire and bi-folding doors leads to the dining room.

Dining Room

A spacious reception room which has ample space for a dining table and chairs, with a radiator and sliding aluminium framed double glazed doors leading to the conservatory. A further door leads to the kitchen.

Conservatory

A great addition to the property, the conservatory has upvc double glazed windows, a radiator and side facing french doors leading to the outside.

Kitchen

A modern and stylish kitchen which has recently fitted wall and base units with a laminate worksurface incorporating a composite sink and drainer unit and gas hob with extractor above. There are integrated appliances including two electric

ovens, a dishwasher and fridge freezer. There is also space for a washing machine and a kickboard heater. There is a rear facing upvc double glazed bow window, two useful storage cupboards, vinyl flooring and a rear facing upvc door leading to the rear garden.

Bedroom Four

A spacious and versatile room which could be used for many purposes, having a rear facing upvc double glazed window, radiator and a fitted wardrobe.

Shower Room

A larger than average shower room which has a modern styled suite comprising of a shower enclosure, pedestal wash basin and low flush wc. With a radiator and a front facing upvc double glazed window.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has doors leading to all rooms on this level, a front facing upvc double glazed window and a loft hatch with drop down ladder leading to the roof space, which is fully boarded.

Master Bedroom

A good sized master bedroom which has two side facing upvc double glazed windows and a side facing door leading to the garage roof (not for use as a balcony). With ample space for a double bed, fitted wardrobes providing ample storage and access to the spacious eaves storage area.

Bedroom Two

The second bedroom is another double sized room which has

a large side facing upvc double glazed window, a radiator, fitted wardrobes and access to the spacious eaves storage area.

Bedroom Three

A spacious single sized room which has a rear facing upvc double glazed dormer window and a radiator.

Family Bathroom

Having a suite comprising of a panelled bath, a pedestal wash basin, a low flush wc and a bidet. With a radiator and a front facing upvc double glazed window.

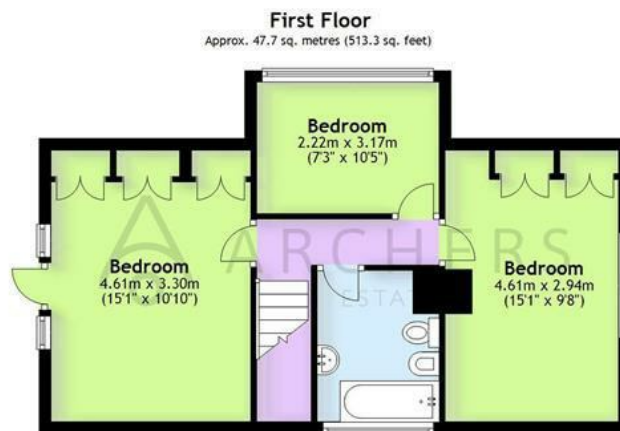
Outside

To the front of the property there is a driveway providing off road parking for two/three cars, a landscaped lawn which is surrounded by hedging and borders and a carport area to the side gives immediate access to the detached garage. To the rear of the property there is a spacious and well presented garden which has a lawn and patio with surrounding borders and fencing for additional privacy.

Garage

A spacious garage which has an up and over door to the front, power and lighting, a modern combi boiler and a door leading to the rear garden.





Total area: approx. 144.3 sq. metres (1552.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	