

3 Worcester Close, Lodge Moor, Sheffield, S10 4JF
£525,000

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Council Tax Band: D

A modern and tastefully presented three double bedroom, two bathroom detached home which is located on this quiet cul-de-sac in Lodge Moor. Perfect for families, the property is located close to open countryside and has recently had a new kitchen and bathroom fittings plus new flooring to the ground floor level. Situated close to shops and amenities, the property is also well served by regular bus routes giving easy access to the universities, hospitals and the city centre. It is also within the catchment area of Hallam and Tapton schools. With solar panels fitted to the roof, double glazing and gas central heating throughout including underfloor heating to some downstairs rooms, the property in brief comprises; entrance porch, hallway, lounge, dining room, kitchen with modern fittings and an extended shower room. To the first floor there is a large landing area, three double bedrooms, a bathroom and a separate wc. Outside, there is a driveway and lawned garden to the front with immediate access to the garage. To the front steps descend to a landscaped lawned garden which is surrounded by flower beds and shrubs. A viewing is highly recommended to appreciate the accommodation on offer, contact Archers Estates to book your visit today! Freehold tenure, council tax band D.

Entrance Porch

Access to the property is gained through a front facing upvc entrance door which leads immediately into the porch area. Having vinyl flooring, a side facing upvc double glazed window and a further door leads to the hallway.

Hallway

A wide and inviting hallway which has a radiator, underfloor heating, laminate flooring, a staircase rising to the first floor accommodation and a useful cloaks cupboard.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed window, a radiator, underfloor heating, laminate flooring and a feature fireplace with electric fire. Sliding doors lead to the dining room.

Dining Room

Another spacious reception room which has a rear facing upvc double glazed window overlooking the garden, a radiator, laminate flooring and ample space for a dining table and chairs. A door leads to the kitchen.

Kitchen

A modern and stylish kitchen which has fitted wall and base units and a laminate worksurface with a stainless steel sink inset unit and an induction hob with extractor above. There are integrated appliances including an electric oven, fridge freezer, dishwasher, washing machine and a microwave.

With underfloor heating, tiled splashbacks to the walls, laminate flooring and a rear facing upvc double glazed window. A door leads to the shower room.

Extended Shower Room

A useful addition to the home, taking full use of the side extension having a suite comprising of a shower enclosure, a pedestal wash basin and a low flush wc. With vinyl flooring, radiator, two side facing upvc double glazed windows and front and rear facing upvc doors leading to the outside.

First Floor Landing Area

A staircase ascends from the hallway and leads to the first floor landing area, which is larger than average and has a side facing upvc double glazed window, a radiator and a loft hatch leading to the roof space. Doors lead to all rooms on this level.

Master Bedroom

The master bedroom is a larger than average double sized room which has a front facing upvc double glazed window, fitted wardrobes and a radiator.

Bedroom Two

The second bedroom is a double sized room which has a rear facing upvc double glazed window which enjoys far reaching views and a radiator.

Bedroom Three

The third bedroom is another double sized room which has a front facing upvc double glazed window and a radiator.

Bathroom

Having a suite comprising of a panelled bath with shower above and a pedestal wash basin. With vinyl flooring, tiled walls and a rear facing upvc double glazed window.

Separate WC

Having a low flush wc, a side facing upvc double glazed window and vinyl flooring.

Garage

Having an up and over door, power and lighting and ample storage space.

Outside

To the front of the property there is a driveway leading to the garage and a well presented lawned garden which is surrounded by flower beds and shrubs. To the rear there is a sizeable garden with steps descending from the extended shower room leading to a landscaped lawn which is surrounded by flower beds, shrubs and trees.



Ground Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 117.6 sq. metres (1265.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	