

5 Rochester Drive, Lodge Moor, Sheffield, S10 4JN
£400,000

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ESTATES



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Council Tax Band: C

A bright and spacious three double bedroom semi-detached home which enjoys a larger than average garden to the rear and is located within this popular suburb close to open countryside. Perfect for families, the property offers the discerning purchaser the chance to put their own stamp on it yet is ready to move into also, having been lovingly maintained over the years. Situated within the catchment area of Hallam and Tapton schools, it is also close to local independent shops and amenities and is well served by regular bus routes giving easy access to the universities and hospitals. With double glazing and gas central heating throughout, the property in brief comprises; side entrance hallway with storage, downstairs wc, lounge, dining room and kitchen. To the first floor there is a landing area, three double bedrooms, a shower room and a separate wc. Outside, there is a lawn and driveway to the front whilst to the rear is a large garden with patio and lawn. A viewing is highly recommended to appreciate the accommodation on offer. Contact Archers to book your viewing today! Council tax band C, Freehold tenure.

Entrance Hallway

A side facing composite door leads to the entrance hallway, which has a radiator and a useful storage cupboard.

Downstairs WC

Having a low flush wc, a vanity wash basin and tiled flooring.

Lounge

A bright and spacious lounge which has a front facing upvc double glazed window, a radiator and electric fire with surround. Sliding doors open to the dining room.

Dining Room

Another spacious reception which has sliding doors connecting the lounge, a radiator and a rear facing upvc double glazed window overlooking the garden.

Kitchen

Having fitted wall and base units with a laminated worksurface incorporating a ceramic sink and drainer unit and an electric hob with extractor above. There is an integrated Neff electric oven and grill unit and space for appliances including a fridge freezer, dishwasher and washing machine. With a rear facing upvc double glazed window overlooking the garden and a side facing composite door leads to the outside.

First Floor Landing Area

A staircase ascends from the entrance hallway and leads to the first floor landing area, which has a wooden bannister rail and a side facing upvc double glazed window. Doors lead to all rooms on this level.

Master Bedroom

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

Bedroom Two

The second bedroom is another double sized room which has a rear facing upvc double glazed window, radiator and fitted wardrobes.

Bedroom Three

A larger than average third bedroom which is another double sized room having a front facing upvc double glazed window, a radiator and fitted wardrobes.

Shower Room

Having a suite comprising of a double sized walk in shower enclosure and a vanity wash basin. With vinyl flooring, a radiator and a front facing upvc double glazed window.

Separate WC

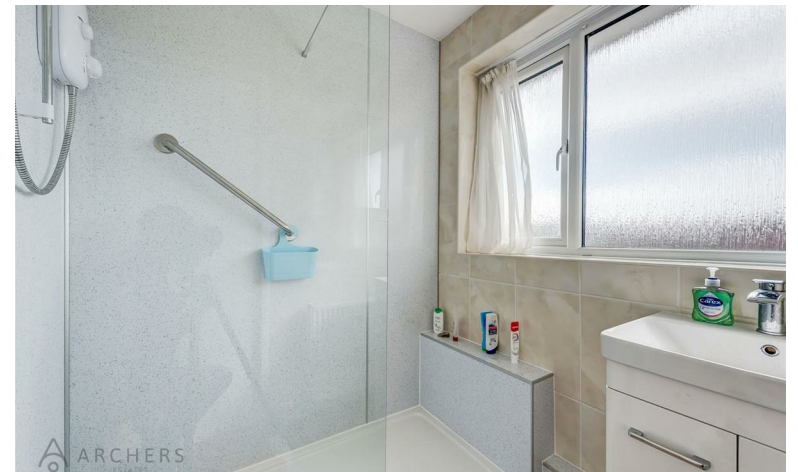
Having a low flush wc and a front facing upvc double glazed window.

Outside

To the front of the property there is a lawned garden and a driveway leads to the garage. There is a side access area leading to the rear garden which has a patio and a larger than average lawn with hedges surrounding.

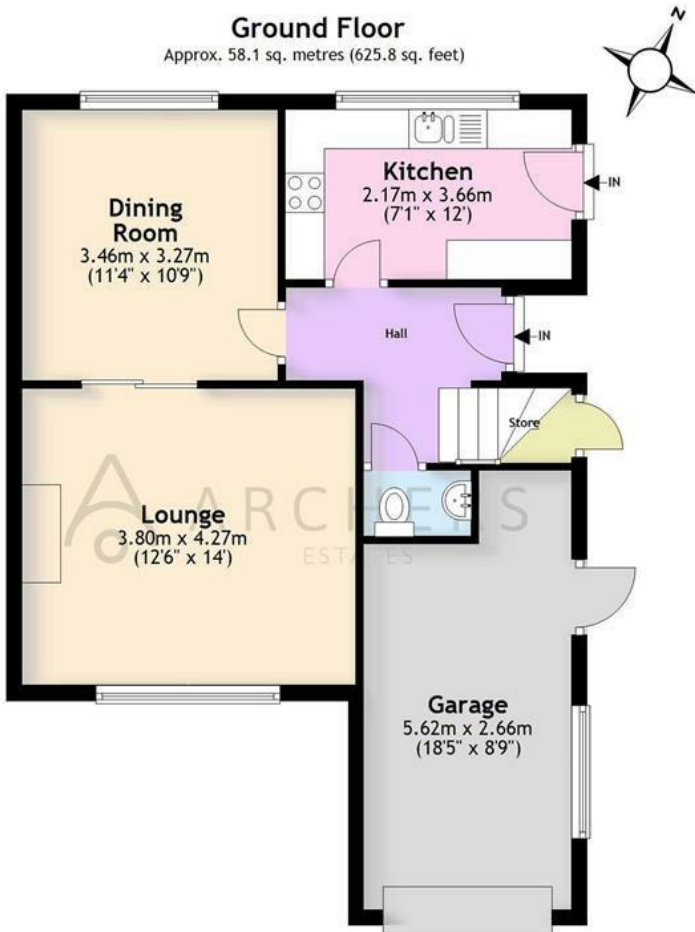
Garage

Having an up and over door, the garage is ideal for storage and has power and lighting.



Ground Floor

Approx. 58.1 sq. metres (625.8 sq. feet)




First Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 110.1 sq. metres (1185.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	