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ESTATE AGENTS

Marketing Preview















12 Leebrook Avenue, Owlthorpe, Sheffield, S20 6QH

£380,000

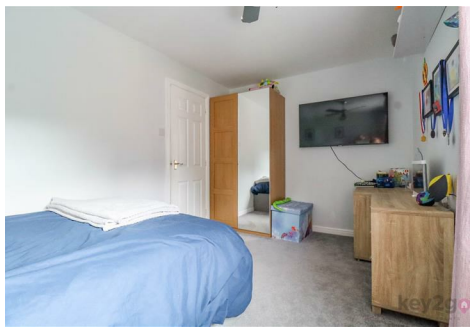
Bedrooms 4, Bathrooms 1, Reception Rooms 2




















NO CHAIN!!! *** GUIDE PRICE £380,000-£390,000 *** Well presented throughout, this spacious four-bedroom detached family home is situated on a quiet road within a sought-after estate. Benefiting from off-road parking, a garage, and a generous private rear garden, the property also offers a downstairs W/C, utility room, and a master bedroom with ensuite. Ideally located within easy reach of Crystal Peaks, Drakehouse Retail Park, and the Supertram network, this is a perfect family home.

SUMMARY

NO CHAIN!!! *** GUIDE PRICE £380,000-£390,000 *** Well presented throughout, this spacious four-bedroom detached family home is situated on a quiet road within a sought-after estate. Benefiting from off-road parking, a garage, and a generous private rear garden, the property also offers a downstairs W/C, utility room, and a master bedroom with ensuite. Ideally located within easy reach of Crystal Peaks, Drakehouse Retail Park, and the Supertram network, this is a perfect family home.

Enter into the welcoming hallway with access to the downstairs W/C, stairs rising to the first floor, and a door leading to the lounge. The lounge is bright and spacious, benefiting from a window to the front and opening into the dining room. The dining room enjoys patio doors opening onto the rear garden and provides access to the modern kitchen. The kitchen is fitted with a range of ample wall and base units and benefits from a further door to the rear garden, along with access to the utility room.

Stairs rise to the first-floor landing, which provides access to four generous double bedrooms and the family bathroom. The master bedroom benefits from a stylish ensuite shower room, while the remaining bedrooms are well-proportioned and ideal for family living. The modern family bathroom is fitted with a contemporary suite.

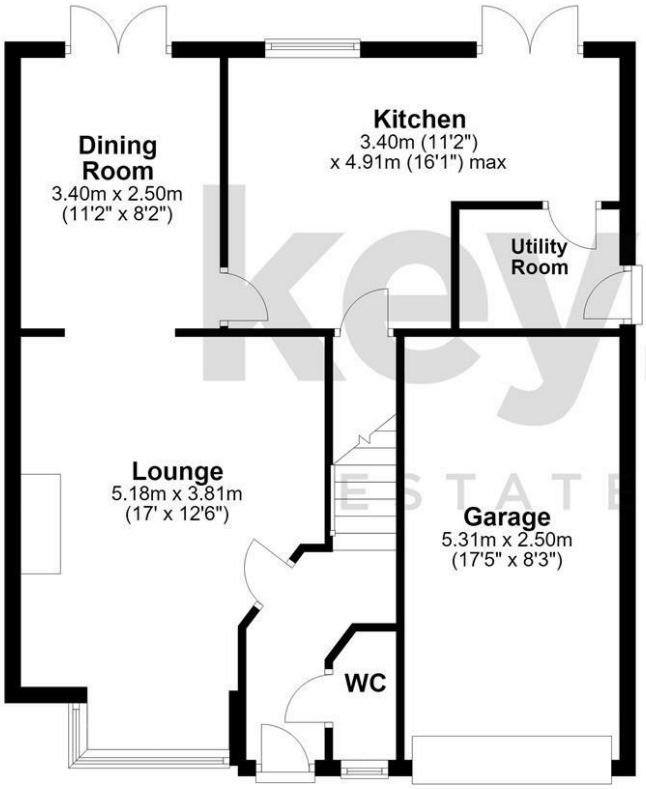
To the front of the property is a double driveway providing off-road parking for two vehicles, along with access to the garage and a side gate leading to the rear garden. To the rear is an exceptional enclosed garden, beautifully maintained and ideal for both family life and entertaining. The garden benefits from a large lawned area, offering plenty of space for children to play and for outdoor gatherings.

PROPERTY DETAILS

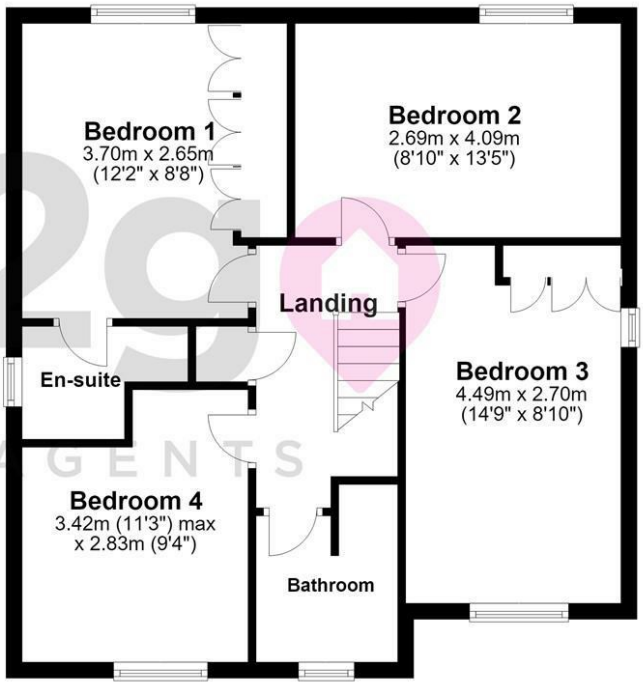
- LEASEHOLD, 972 YEARS REMAINING, £175PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

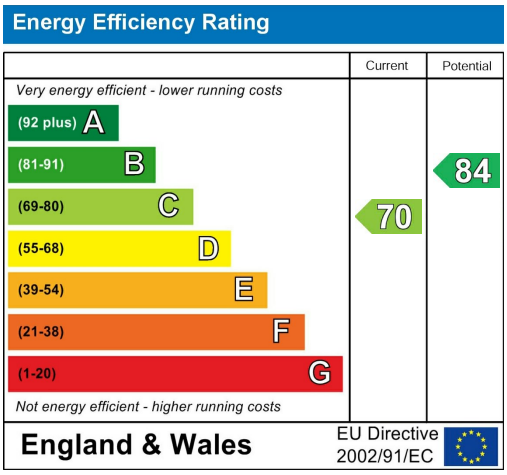
Ground Floor



First Floor



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38a High Street, Mosborough, Sheffield, S20 5AE
Tel: 0114 2478819 Email: sales@key2go.co.uk https://www.key2go.co.uk