



£240,000 Guide Price

Jasmine Gardens, Swallownest, Sheffield

Semi-Detached House | 4 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- FABULOUS EXTENDED FAMILY HOME
- Three/ Four Bedrooms with Ensuite to Master
- Spacious Accommodation over Three Floors
- Open Plan Kitchen/ Diner
- Downstairs WC
- Enclosed Rear Garden
- Tastefully Appointed Throughout
- Highly Sought-After Location
- VIEWING ESSENTIAL!

## Property Description

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WHO COULD WANT MORE...THAN THIS EXTENDED PROPERTY ACCOMMODATING THREE FLOORS...!

Uflit are more than delighted to welcome to the market this EXTENDED three/ four bed family home set over three floors, offering MODERN and SPACIOUS living throughout.

## Main Particulars

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Uflit are more than delighted to welcome to the market this EXTENDED three/ four bed family home set over three floors, offering MODERN and SPACIOUS living throughout. To the downstairs accommodation, a welcoming hallway, beautifully appointed open plan kitchen/ diner, downstairs wc, a separate lounge benefitting from French doors opening onto the rear garden and accommodating the side extension a further bedroom ideal for dependent family members/work from home office. To the first floor two ample sized bedrooms and a family bathroom, to the second floor a fabulous master bedroom with ensuite. To the outside an open aspect frontage and a block paved road leads to designated off-road parking, to the rear a landscaped garden creating a fantastic outdoor entertaining space. Located on a modern development in Swallownest, close to local amenities, excellent transport links and schools. Don't Delay in viewing this FABULOUS PROPERTY...Call Uflit Today 01709 912730.

Council Tax Band: C

Tenure: Freehold

### Entrance hall

A canopy invites you through a glazed composite door to a cosy hallway with tiled flooring which leads to carpeted stairs to the first floor accommodation, radiator and a door to the kitchen/ diner.

### Kitchen/diner w: 2.9m x l: 5.5m (w: 9' 6" x l: 18' 1")

A beautiful kitchen with a range of modern wall and base units with complimentary worksurface areas with a counter top basin sink, matching upstands and tiled back panels. Integrated appliances to include a five burner gas hob with stainless steel back panel, extractor fan, double oven, integrated dishwasher, washing machine and fridge/ freezer. Under cupboard mood lighting along with plinth and spot lighting and a front facing upvc window really illuminates this space, tiled flooring flows through to the dining area where doors give access to the inner hall and lounge.

### Lounge w: 3.9m x l: 3.8m (w: 12' 10" x l: 12' 6")

A modern lounge with feature wall, carpeted flooring, radiator and rear facing French doors with side glazed panels allowing an abundance of light and a radiator adds warmth.

### Inner Hallway

An offset hallway where LVT flooring seamlessly flows through to the extension, radiator and doors give access to the fourth bedroom storage cupboard and wc whilst a further glazed composite door to the front of the property.

### **Downstairs WC**

Comprising of a wash hand basin with tiled back panel, low level wc, a continuation of the LVT flooring and an heated towel rail.

**Bedroom 4** w: 2.2m x l: 3.9m (w: 7' 3" x l: 12' 10")

Adopting the rear of the extension is the fourth bedroom with a continuation of the LVT flooring, radiator, loft hatch creating storage and a rear facing upvc window.

### **FIRST FLOOR:**

#### **Landing**

A carpeted spindled landing with radiator and doors giving access to bedrooms two and three and the family bathroom. Further carpeted spindled stairs to second floor master bedroom and a front and side facing upvc window.

**Bedroom 2** w: 4m x l: 3.8m (w: 13' 1" x l: 12' 6")

A large double bedroom with a rear facing upvc window, carpeted flooring and radiator.

**Bedroom 3** w: 1.9m x l: 3.4m (w: 6' 3" x l: 11' 2")

An ample sized third bedroom with a front facing upvc window, radiator and carpeted flooring.

**Family Bathroom** w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

A modern family bathroom comprising of a panelled bath, low level wc and a wash hand basin. Partially tiled walls with bespoke shelving, contrasting vinyl flooring and a radiator.

### **SECOND FLOOR:**

**Master bedroom** w: 4m x l: 3.7m (w: 13' 1" x l: 12' 2")

Commanding the second floor is this tastefully appointed master bedroom with carpeted flooring, radiator, two Velux windows allow for extra light, storage cupboard and a door giving access to the ensuite.

**Ensuite** w: 2.8m x l: 3m (w: 9' 2" x l: 9' 10")

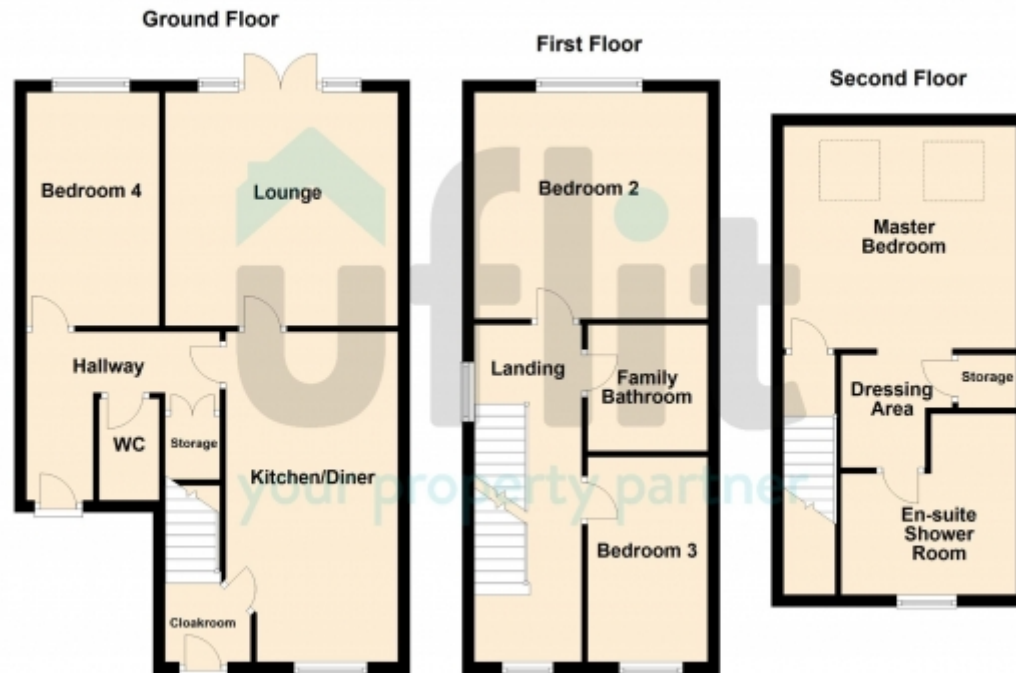
A further modern shower room tastefully appointed, comprising of shower cubicle, low level wc and a wash hand basin. Modern partially tiled walls with contrasting vinyl flooring, radiator and a rear facing upvc window.

#### **Outside**

This house has curb appeal...! An open aspect low maintenance frontage with manicured borders and designated off-road parking. To the rear you will find a landscaped garden where a paved patio leads to a lawned garden and a further Astro turf garden, with summer house, garden shed and rear gated access.

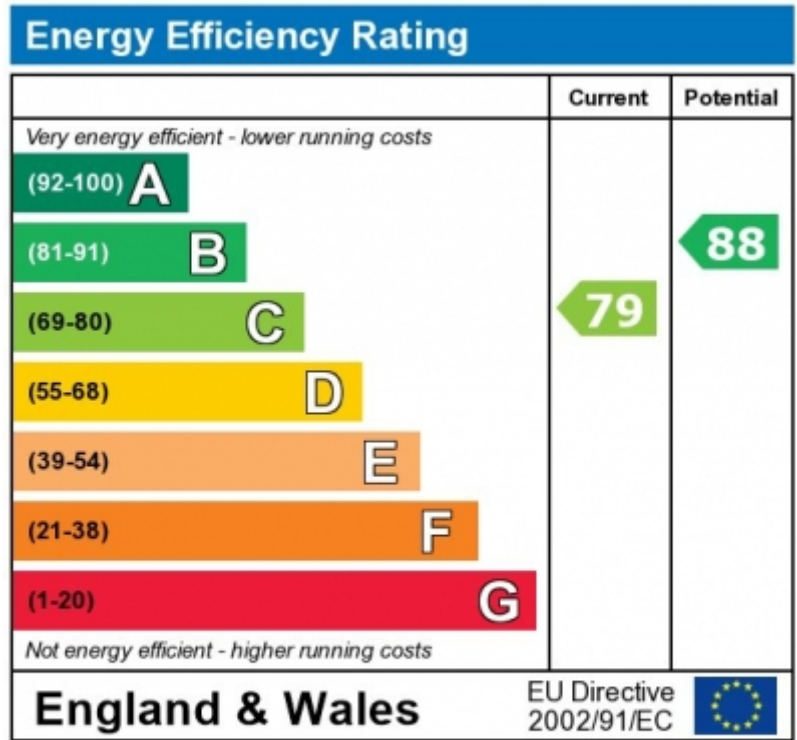






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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