



£200,000 Guide Price

Jasmine Gardens, Swallownest, Sheffield

Terraced House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Modern Family Home
- Three Bedrooms Master with Ensuite
- Spacious Lounge/ Diner
- Breakfast Kitchen
- Downstairs WC
- Private Enclosed Landscaped Gardens
- Driveway Providing Ample Off-Road Parking
- Cul-De-Sac Position
- Highly Desirable Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £200,000 to £210,000

A FABULOUS PROPERTY ALREADY FOR YOU...IN A QUIET CUL-DE-SAC ON JASMINE GARDENS 32...!

Uflit are more than delighted to welcome to the market this beautifully appointed three bedroom family home offering MODERN LIVING throughout.

## Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully appointed three bedroom family home offering MODERN LIVING throughout. Located on a quiet cul-de-sac in the heart of this highly desirable area of Swallownest within easy reach of local amenities, excellent transport links and schools. In brief, a light and warm hallway with downstairs wc, modern breakfast kitchen and a spacious lounge/ diner creating a fabulous entertaining area with tastefully fitted French doors opening out on to the garden which in turn allows for further entertaining. To the first floor three bedrooms, master with ensuite and a family bathroom. To the outside an open aspect frontage with offroad parking. To the rear a stunning Landscaped enclosed private garden with delicately tiered porcelain patio areas and low maintenance Astro turf grass. The property also boasts an alarm system. All this and more to be found at this BEAUTIFUL FAMILY HOME. Don't Delay Call Uflit Today 01709 912730

Council Tax Band: C

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a glazed composite door to a light and warming hallway, tiled flooring seamlessly flows through to the kitchen area whilst leading to carpeted spindled stairs to first floor accommodation and a radiator adds warmth. Doors give access to the lounge, kitchen and downstairs wc.

### Downstairs WC

Comprising of a low level wc, wash hand basin with tiled back panel, radiator, front facing upvc window and vinyl flooring.

**Lounge/diner** w: 4.9m x l: 4.2m (w: 16' 1" x l: 13' 9")

A light and spacious living area with French doors and a further rear facing upvc window allowing an abundance of light to flow through whilst opening out onto the rear garden. A wall mounted fire creates a feature, laminate flooring two radiators to add warmth and a large storage cupboard utilises space understairs.

**Breakfast kitchen** w: 3.4m x l: 2.7m (w: 11' 2" x l: 8' 10")

This modern kitchen comprises of a range of wall and base units with complimentary work surface areas and matching upstands. Fully integrated appliances to include a built in electric oven, gas hob with stainless steel back panel, extractor fan, washing machine, fridge freezer and dishwasher. A front facing upvc window illuminates, a radiator adds warmth and a continuation of the tiled flooring.

### FIRST FLOOR:

A galleried carpeted Landing with spindled banister and doors giving access to three bedrooms, family bathroom, storage cupboard and a loft creating ample additional storage.

**Master bedroom** w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

A spacious master bedroom with a range of built in mirrored sliding wardrobes, carpeted flooring, rear facing upvc window, radiator and door giving access to the ensuite.

**Ensuite** w: 2.1m x l: 1.4m (w: 6' 11" x l: 4' 7")

A beautiful ensuite with a built in shower, wash hand basin and low level wc, partially tiled walls, vinyl flooring and a radiator.

**Bedroom 2** w: 3.1m x l: 3m (w: 10' 2" x l: 9' 10")

A further double bedroom with carpeted flooring, radiator and a front facing upvc window.

**Bedroom 3** w: 2.1m x l: 2.1m (w: 6' 11" x l: 6' 11")

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

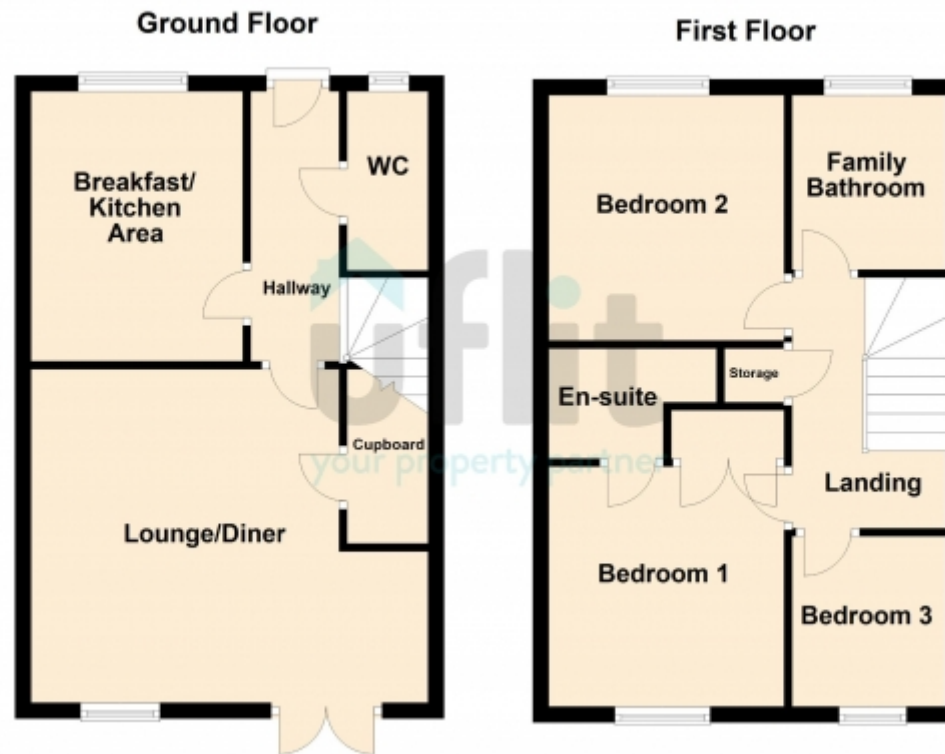
**Family Bathroom** w: 2.2m x l: 2m (w: 7' 3" x l: 6' 7")

A modern family bathroom benefiting from a paneled bath with overhead shower and screen, wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a front facing upvc window..

**Outside**

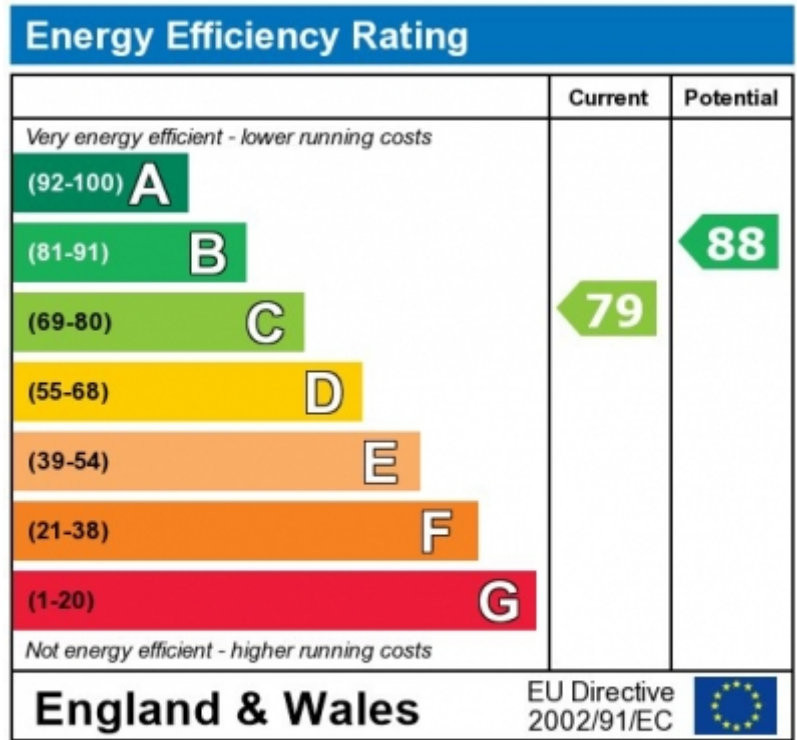
Sat on a quiet cul-de-sac with an attractive open aspect frontage with a driveway providing off road parking and decorative borders. To the rear an enclosed stunning landscaped garden awaits with delicately tiered porcelain tiled patios separated by Astro turf with sleeper borders and decorative slate all privately enclosed and rear gated access.





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

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



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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