



# 114 Woodbury Road

Wincobank, Sheffield. S9 1NZ

**GUIDE PRICE £190,000-£200,000**





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WOW! Just a year old this four bedroom semi detached show home standard property is perfect for a family. With its luxury features it certainly is a show stopper.

This property appeals to a wide audience due to its superb location, being near to good local schools, great amenities such as Meadowhall Shopping Mall and retail park. Sheffield city centre is a short drive away. It is also perfect for commuters being close to accessible routes such as the M1.

### Entrance Hallway

Front external door leads into the hallway with stairs to first floor, doors to w.c and ground floor.

### W.C

W.C, space saving sink, tiled to the floor and walls, radiator and front facing window.

### Kitchen

Sleek, modern wall and base units with space for a washing machine. Integral dishwasher, electric oven and ceramic hob with extractor fan. Sink with drainer and front facing windows. Tile splash back surrounding the worktop. Industrial style breakfast bar breaking up the kitchen and living area.

### Lounge

Double doors leading to the garden, rear and side facing windows creating lots of light, storage cupboard housing the water tank with lighting. Engineered oak flooring throughout the room. Stylish grey radiators.

### First Floor Landing

Doors leading to the bedrooms and bathroom, stairs leading to the second floor.

### Bedroom Two

Three front facing windows, space for a double bed and wardrobes. Alcove area could be used as a dressing area or office space.

### Bedroom Three

Rear facing window with views over the woodland. Space for a bed and wardrobe.

### Bedroom Four

Rear facing window with views of the woodland. Space for bed and wardrobe.

### Family Bathroom

Tiling to the walls and floor. White suite including, W.C, pedestal sink and bath with shower over. All modern and just a year old. Side facing privacy window.

### Second Floor Landing

Storage cupboard and velux style window letting in light onto the stairs. Door leading to the master bedroom

### Master Bedroom

Rear facing windows, space for a double bed, fitted wardrobes which are made to fit the shape of the room. Touch open doors with lighting inside. Door leading to the en suite.

### Ensuite

Tiling to the walls and floor. Velux style window, shower with glass sliding doors. W.C, pedestal sink.

### Garage

Up and over front door leading to racking Storage. There is power and lighting. Rear facing composite door for access to the garden.

### Exterior

To the front of the property there is a driveway, lawn area and steps to the front door. Access to garage through up and over door. To the rear of the property there is access via patio doors or garage door. There is a lawn and fence surrounding to create privacy. Views over the woodland.



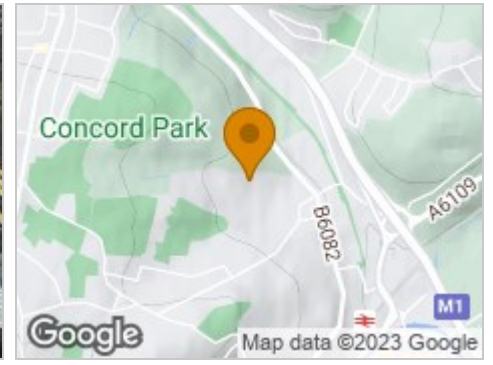
## Road Map



## Hybrid Map



## Terrain Map



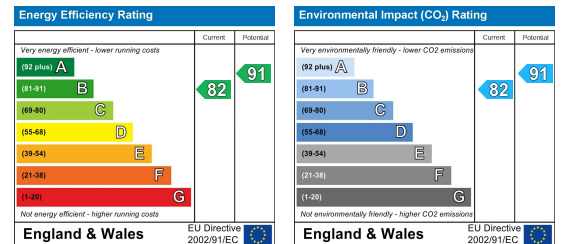
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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