



## 23 Carrville Drive

Birley Carr, Sheffield, S6 1JL

**Guide price £255,000**





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Welcome to Carrville Drive, Sheffield - a charming property that boasts 3 bedrooms, making it an ideal family home. This delightful house features an integral garage, perfect for parking or extra storage space. Situated in a peaceful cul-de-sac, you can enjoy a tranquil environment with minimal traffic.

One of the highlights of this property is its convenient location near amenities such as the Kilner Way Shopping Centre, ensuring that your shopping needs are just a stone's throw away. The kitchen diner is a wonderful space for hosting family meals or entertaining guests, creating a warm and inviting atmosphere.

Whether you're looking for a cozy family home or a place to relax and unwind, this property on Carrville Drive offers the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your new home sweet home.

LEASE HOLD 740 YEARS REMAINING  
£15 A YEAR

COUNCIL TAX BAND B

### Entrance Hallway

External door leading into the hallway. Door into the lounge and kitchen. Stairs to the first floor landing. Built in storage.

### Lounge

Front facing window. Double doors into the dining kitchen.

### Dining Kitchen

Wall and base units with space for oven, washing machine, fridge freezer, hob with extractor fan and sink with drainer. Rear facing windows. Space for a dining table and chairs. Door into the garage.

### Garage

Front access for a car. Space for storage. Rear facing door onto the garden.

### Bedroom One

Front facing window. Space for a double bed and wardrobes.

### Bedroom Two

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Three

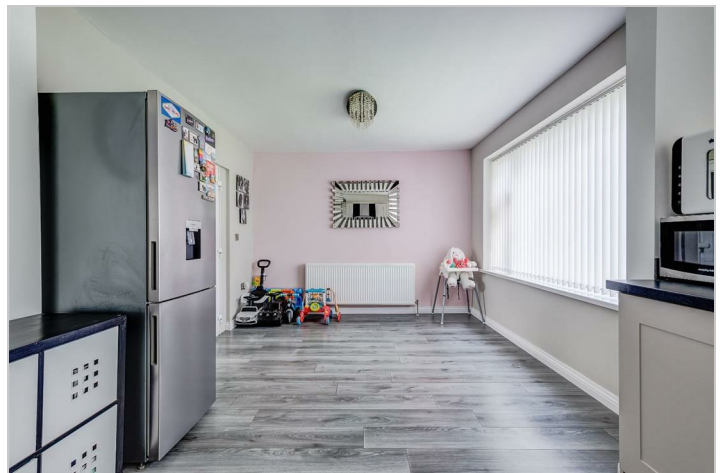
Rear facing window. Space for a bed and wardrobes.

### Bathroom

Front facing window. WC, vanity storage sink and bath with shower over.

### Exterior

To the front of the property there is a driveway leading to the garage. Also, a lawn and path to the front door. To the rear of the property there is an artificial lawn and patio area.



Road Map



Hybrid Map



Terrain Map



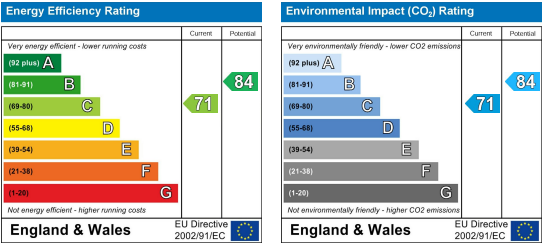
Floor Plan



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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