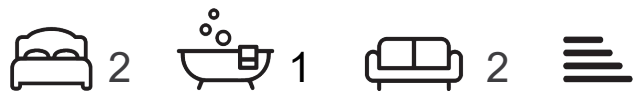




## 4 Grimsell Close

Foxhill, Sheffield, S6 1AN

**Guide price £140,000**





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## GUIDE PRICE £140,000-£150,000

Nestled in the tranquil cul-de-sac of Grimsell Close, Sheffield, this charming end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. With two spacious reception areas, this property offers ample space for both relaxation and entertaining. The two double bedrooms are well-proportioned, providing a peaceful retreat for rest and rejuvenation.

The house features a well-appointed bathroom, ensuring convenience for daily living. One of the standout features of this property is the sizable garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, an outbuilding provides valuable storage space, catering to all your organisational needs.

Situated close to picturesque countryside walks, this home is ideal for nature enthusiasts and those who appreciate the beauty of the outdoors. The combination of a serene location and practical living spaces makes this end terrace house a delightful choice for families, couples, or individuals alike.

With its appealing features and proximity to nature, this property is not to be missed. Come and experience the charm of Grimsell Close for yourself.

### Lounge/Dining Room

20'1" x 11'8" max (6.13m x 3.56m max)

The lounge/dining room is a bright and spacious area with two windows allowing natural light to fill the space. The room offers ample space for both relaxing and dining, making it a warm and inviting heart of the home, connecting smoothly to the kitchen area.

### Kitchen

12' x 8' max (3.65m x 2.44m max)

The kitchen is practical and well thought out with white cabinetry and green worktops. It features space for an under-counter washing machine, built-in oven and hob, and a window that overlooks the rear garden, providing a pleasant view while you cook. The floor is patterned, adding a touch of character to the space.

### Hallway

The hallway is a welcoming space with a practical tiled floor and space for coats and shoes. The stairs leading to the first floor are carpeted and feature a window that brings in natural light, creating an airy feel.

### Landing

The landing upstairs is a compact area connecting the bedrooms and bathroom. It has a clean, neutral decor and two windows that allow brightness to fill the space.

### Bedroom 1

10'11" x 11'5" (3.33m x 3.48m)

This bedroom is comfortably sized with a window letting in

plenty of natural light. The neutral decor and simple furnishings create a calm and restful atmosphere, perfect for a good night's sleep.

### Bedroom 2

9'10" x 14'10" (3.00m x 4.51m)

Bedroom 2 is a double room with ample space for furniture and storage. It features a large window, and the room benefits from plenty of natural daylight, making it a versatile space for sleeping or relaxing.

### Bathroom

The bathroom has a clean and fresh look with tiled walls and flooring. It includes a bath with a glass shower screen, a pedestal wash basin, and a WC, all arranged to maximise the available space efficiently.

### Rear Garden

The rear garden offers a charming outdoor space with a lawn bordered by mature shrubs and plants. It provides a peaceful setting with greenery and trees around, perfect for relaxing or gardening. There is also a paved patio area and a useful outbuilding for storage.

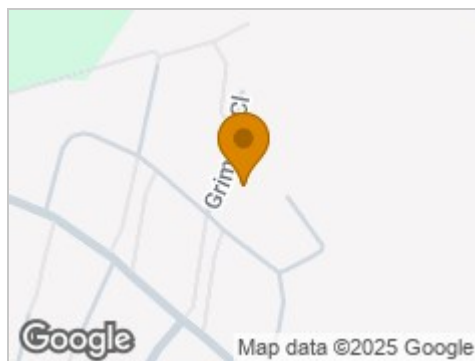
### Store

5'5" x 8'6" (1.66m x 2.60m)

The outbuilding is a handy external storage space with access from the garden. It offers additional room for tools, garden equipment or other items requiring safe keeping.



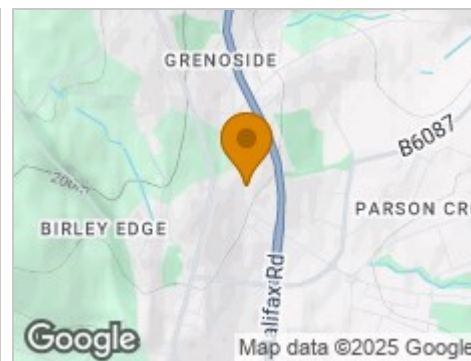
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



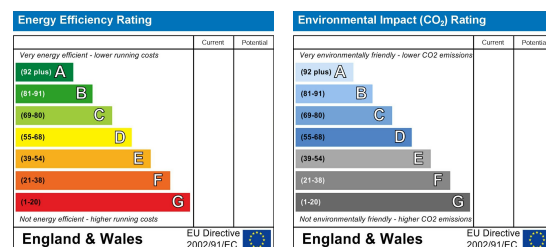
Total area: approx. 73.9 sq. metres (795.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## 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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