





30 Robert Road

Meadowhead • Sheffield • S8 7TL

Guide Price £325,000 to £350,000

Effectively extended to the side and rear is a thoughtfully conceived 3 bedroom semi detached family home in Meadowhead. Offering bright and airy accommodation which includes open plan living space as the hub of the home, integral garage and fabulous south westerly facing rear garden filled with bright, colourful, attractive planting. Freehold. Entering into a porch leading through to an impressive hallway creating a great first impression. The bay fronted lounge is centred around a decorative fireplace housing a living flame gas fire. Glazed double doors connect the adjoining dining area which allows natural light to flow through the house. The dining area is a light and airy space offering direct access through patio doors to the rear garden. The modern kitchen hosts light grey gloss wall and base units, complementary solid surface (Minerva) worktops and acrylic splash backs, finished with Amtico flooring. Integrated appliances include an electric double oven, fridge freezer, dishwasher, and microwave. A separate utility room offers space with plumbing for washing machine, a WC/wash basin and a cloaks cupboard. From here the garage can be accessed and a corridor taking you to the back garden. The first floor comprises of 3 bedrooms, two of which are double rooms all presented in neutral tones, with contemporary wooden doors and fitted wardrobes. The shower room houses a shower with double head, hand wash basin within a vanity unit, WC and built in storage housing the Worcester combination boiler. Externally a driveway provides off street parking with garage access. At the rear is a partially lawned garden, enhanced by attractive stone patio, garden shed and filled with a colourful array of flowers and established planting. Located in a popular suburb with local shops, cafes and amenities on the doorstep. Great location to commute to Sheffield city centre or Chesterfield, with excellent transport links and reputable schools close by.



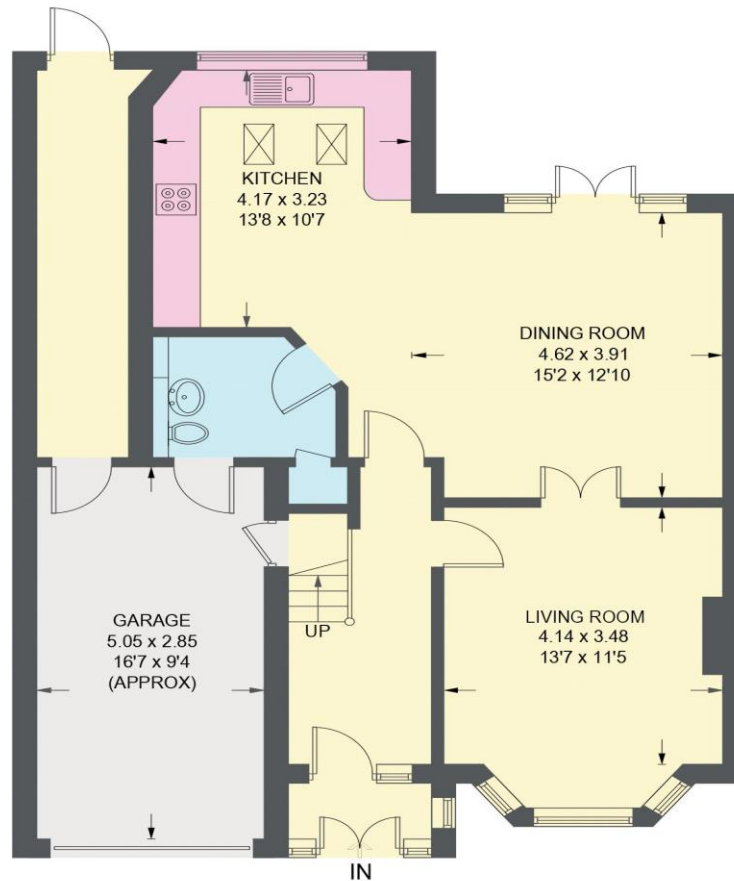
- Beautifully Presented Semi Detached House
- Effectively Extended to Side & Rear
- Modern Kitchen with Integrated Appliances
- Bright & Airy Accommodation
- 3 Bedrooms

- Great Location in Meadowhead
- Fabulous Southerly Facing Rear Garden
- Driveway & Garage
- Freehold
- Council Tax Band C, EPC Rating D

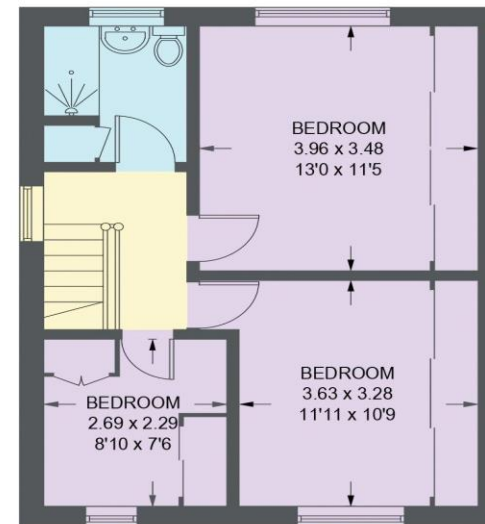


30 ROBERT ROAD

APPROXIMATE GROSS INTERNAL AREA = 137.3 SQ M / 1478 SQ FT (INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
95.1 SQ M / 1024 SQ FT



FIRST FLOOR = 42.2 SQ M / 454 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.