



Little Fell Road, Sheffield, S5

Asking Price £175,000

- Perfect Starter Home – Ideal for first-time buyers or downsizers.
- Kitchen/Diner – Modern and practical layout.
- Private Rear Garden – Enclosed with shed, great for relaxing.
- Move-In Ready – Well maintained, modern 2016 build.
- Downstairs WC – Added everyday convenience.
- Driveway Parking – Off-road space for two vehicles.
- Spacious Lounge – Bright and comfortable living space.
- Two Good-Size Bedrooms – Well-proportioned accommodation.
- Freehold - Council tax band B - £1,578.10

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**** GREAT STARTER HOME **** This well maintained two-bedroom family home presents an excellent opportunity for first-time buyers looking to step onto the property ladder, as well as downsizers seeking modern, low-maintenance living. Situated on a quiet contemporary development, the property benefits from off-road parking for two vehicles via a side driveway and features an attractive, enclosed rear garden — ideal for relaxing or entertaining. The accommodation briefly comprises; Entrance lobby; Spacious lounge; Kitchen/dining room; Downstairs WC; Two well-proportioned bedrooms; Family bathroom; Front garden with side driveway; Enclosed rear garden with shed; Modern construction (2016 build), practical layout, and a peaceful setting make this an appealing and move-in-ready home.



Council Tax Band: B



ENTRANCE LOBBY

Accessed via a composite entrance door, the useful lobby welcomes you into this lovely home. Finished with wood-effect laminate flooring, the space also benefits from a ceiling light point and a central heating radiator. Solid internal doors provide access to both the lounge and the ground floor WC, offering a practical and well-considered layout from the moment you enter.

LOUNGE

A generously proportioned and well presented reception space, enjoying natural light from uPVC double-glazed windows to both the front and side elevations. The room features attractive wood-effect laminate flooring, a central heating radiator, and a ceiling light point. Open-plan stairs rise to the first floor, while an internal door provides access through to the kitchen dining room, enhancing the home's natural flow and practicality.

KITCHEN DINING ROOM

The kitchen dining room enjoys views over the rear garden and combines style with practical functionality. It features a comprehensive range of wall, base, and drawer units complemented by roll-top work surfaces and tiled splashbacks. Integrated appliances include an oven with a four-ring gas hob and extractor above, while there is space and plumbing for a washing machine and upright fridge freezer. A single sink and drainer with mixer tap sits beneath a uPVC double-glazed window to the rear, casting the space with natural light. Additional features include a wall-mounted boiler, two ceiling lights, wood-effect laminate flooring, under-stairs storage, and a door providing direct access to the rear garden — perfectly linking indoor and outdoor living.

DOWNSTAIRS WC

Conveniently located off the entrance lobby, the downstairs cloakroom is thoughtfully designed and neatly finished. It comprises a WC and wash basin, complemented by wood-effect laminate flooring. An obscure uPVC double-glazed window to the side elevation ensures natural light while maintaining privacy. Additional features include a ceiling light point and a central heating radiator;

STAIRS TO FIRST FLOOR

BEDROOM ONE

A spacious and restful retreat, the primary bedroom features a uPVC double-glazed window to the front elevation. The space is finished with soft carpet flooring, a central heating radiator, and a ceiling light point, providing a comfortable and versatile area for rest and relaxation.

BEDROOM TWO

A generously sized double bedroom, offering flexibility and comfort. The room includes a solid door leading to a convenient walk-in storage area, a uPVC double-glazed window to the rear elevation, and carpet flooring. Additional features comprise a ceiling light and a central heating radiator, making this space both practical and inviting.

FAMILY BATHROOM

The family bathroom is tastefully appointed and designed for both style and functionality. It features a panelled bath with a wall-mounted shower and black-framed screen door, alongside a WC and wash basin. Wet areas are finished with tiled walls, while monochrome vinyl flooring adds a contemporary touch. An obscure uPVC double-glazed window to the side elevation provides privacy and natural light. Additional conveniences include a central heating radiator, ceiling light point, and extractor fan, creating a practical and well-ventilated space.

LANDING & STAIRS

From the lounge, carpeted stairs ascend to the first-floor landing, providing a smooth transition between levels. The landing is fitted with a central heating radiator with a decorative cover, carpet flooring, a ceiling light point, and loft hatch access.

DRIVE & FRONT GARDEN

Situated to the side of the property, a generous off-road parking area provides comfortable space for two vehicles. Adjacent to the porch entrance, a small lawn with thoughtfully arranged planting enhances the property's curb appeal, creating an inviting and well-maintained frontage.

REAR GARDEN

The enclosed rear garden offers a private and versatile outdoor space, ideal for both relaxation and entertaining. A patio extends directly from the kitchen door onto a

good-sized lawn, bordered by fences for privacy. The garden features mature planting, including a beautiful climbing clematis, and a shed for additional storage. At the far end, a raised patio seating area captures the sun, providing a delightful spot to enjoy the outdoors.

DISCLAIMER

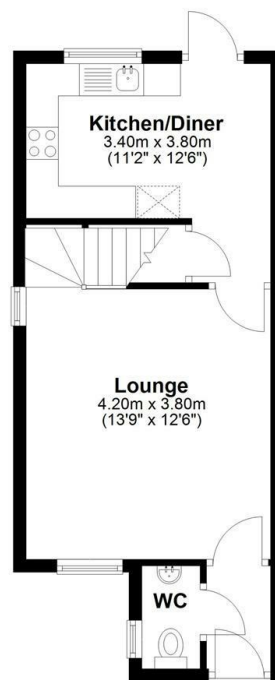
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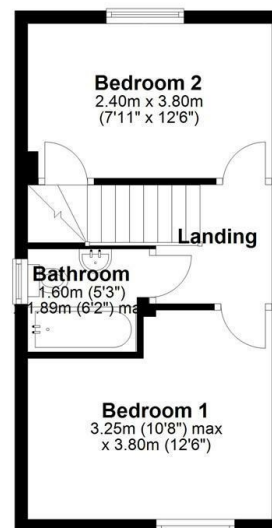
Ground Floor

Approx. 32.8 sq. metres (353.2 sq. feet)



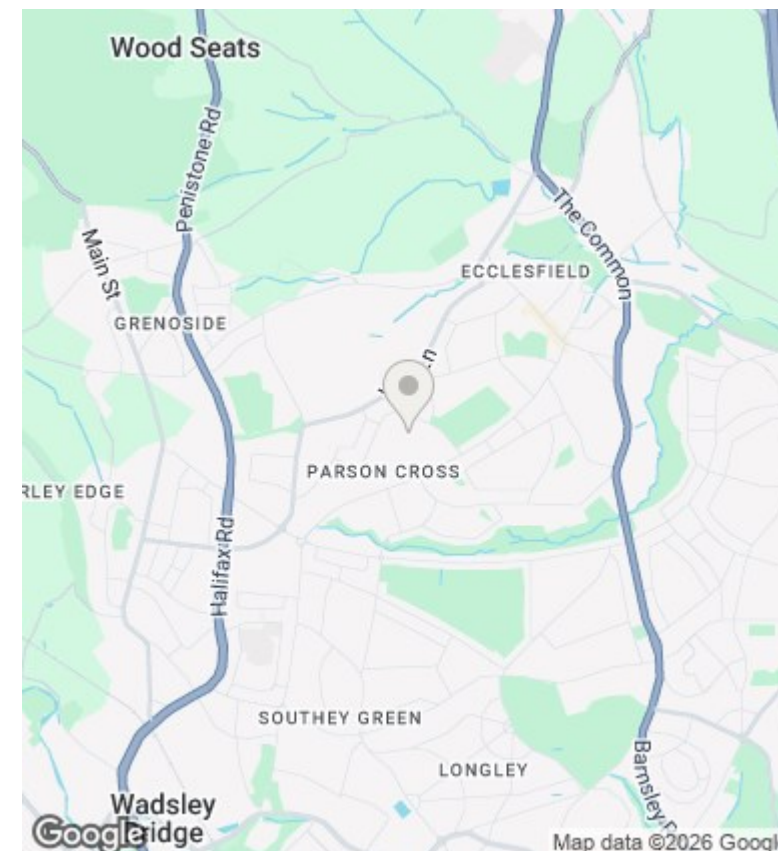
First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 62.1 sq. metres (668.2 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		