



28 Brushfield Grove

Frecheville , S12 4XR

A larger than average three bed roomed, double bayed, tastefully extended semi detached family home. Located towards the head of this quiet cul de sac in the of Frecheville within the catchment for reputable schools and numerous amenities. Internal viewing is an absolute must to fully appreciate the size and style of accommodation on offer by this superb family home. Offered to the market with the benefit of no onward chain and immediate vacant possession number 28 offers a contemporary, light and open plan feel that will appeal to the growing family market. In brief the property comprises entrance hall, sitting room, dining kitchen, extended dining room/second sitting room, three very well proportioned

£139,995



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ENTRANCE HALL A panelled and glazed front entrance door with sealed unit double glazed frosted middle section gives access to the reception hallway. There is a staircase to the first floor and a pine panelled door gives access to the front bayed sitting room

SITTING ROOM 12' 3" x 13' 7" (3.73m x 4.14m) There is wood laminate flooring, television aerial point and a front facing uPVC sealed unit double glazed deep walk in Georgian style bay window. There is a double banked central heating radiator, dado rail, coving to the ceiling and a attractive coordinating decoration. A very well presented and proportioned principal reception room with twin glazed and panelled doors give access to a back dining kitchen

DINING KITCHEN 15' 5" x 9' 0" (4.7m x 2.74m) There is tiled flooring, sink and drainer with mixer tap and a rear facing uPVC sealed unit double glazed picture window with views and aspects sweeping out over the gardens. The kitchen is fitted with a range of wall and base units complimented by roll top work surfaces, tiled splash backs and LED lighting to the wall units. There are integrated appliances consisting of a Diplomat four ring gas hob, built in extractor canopy and light fitted above that and a Cata electric oven situated beneath. There is a central heating radiator with an encasement, wall mounted security alarm panel for the burglar system itself, coving to the ceiling, plumbing for a washing machine and space and point for a free standing fridge or freezer. A door off from the kitchen gives access to useful recess walk in under stairs storage facilities and a block archway gives access to an extended informal dining room which offers multiple and flexible usage

DINING ROOM 13' 0" x 10' 5" (3.96m x 3.18m) The dining room has wood laminate flooring, a front facing uPVC sealed unit double glazed picture window with a double banked central heating radiator fitted beneath. There are rear facing uPVC sealed unit double glazed French doors which in turn give access out to the delightful gardens situated beyond. There is a television aerial point and a attractive coordinating decoration

The first floor landing has loft access and a panelled door giving access to a double bedroom

BEDROOM TWO 12' 8" x 9' 7" (3.86m x 2.92m) There is a television aerial point, double banked central heating radiator and front and rear facing uPVC sealed unit double glazed picture windows. A spacious double bedroom

BEDROOM THREE 10' 0" x 9' 0" (3.05m x 2.74m) A panelled door gives access to back double bedroom three. There is a rear facing uPVC sealed unit double glazed picture window, central heating radiator with an encasement.

BEDROOM ONE 12' 5" x 12' 0" (3.78m x 3.66m) A further panelled door gives access to the master bedroom. There is wood laminate flooring, double banked central heating radiator and a front facing uPVC sealed unit double glazed deep walk in bay window. Also housed in here is the Worcester Bosch gas central heating combination boiler.

BATHROOM A panelled door gives access to the family bathroom which has a full suite in white, low flush WC, wash hand basin into a vanity unit with storage beneath and a large panelled and tiled surround bath with chrome finished furniture. There is an electric shower situated over the bath, rear facing uPVC sealed unit double glazed picture window and part tiled walls.

OUTSIDE The property occupies an enviable corner position with off road parking and detached single garage

There are large gardens to the side and delightful rear family gardens to the rear of the property with a level lawn area, patio/terrace area and a raised second tier which is laid to lawn. There are a attractive well stocked side borders and an external lockable wooden built storage facility

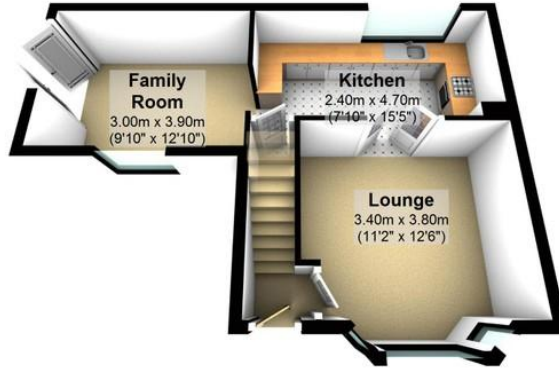
VALUER Andy Robinson





Ground Floor

Approx. 40.1 sq. metres (431.2 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 80.1 sq. metres (862.0 sq. feet)

Viewing and Offer Procedure

All enquiries and negotiations through Whitehorne on 0114 2506070. We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our mortgage consultants will speak with you to "qualify" your offer.

Sales Particulars

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Items described in these particulars are included in the sale although we cannot verify that they are in working order, or fit for their purpose - the buyer is advised to obtain verification from their solicitor or surveyor. Please note all the measurement details are approximate and should not be relied upon as exact. All plans/maps contained within our brochures are for identification and guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact.

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