



Kendra  
Jacob



## 5 LABURNUM CLOSE SHEFFIELD, S25 5GL

£240,000  
FREEHOLD

GUIDE PRICE £240,000 - £250,000

This property is perfect for a first time buyer or family. It is situated in this cul de sac location amongst similar properties. The property stands on a good sized plot and is convenient for the M1/M18 motorway network, Meadowhall shopping Centre, Crystal Peaks, Rother Valley Country park and other local amenities.

The property is also conveniently for local amenities including schools, shops and public transport facilities.

This three bedroomed link detached property must be viewed to appreciate the beautiful accommodation on offer.

Briefly comprising of entrance hall, lounge diner, kitchen with a range of wall and base units and door leading into the garage. To the first floor are three bedrooms, two having fitted wardrobes and superb family bathroom.

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# 5 LABURNUM CLOSE

• Cul De Sac Location • Close To Local Amenities • School Catchment • Driveway And Garage • Spacious Accommodation • Superb Bathroom • Rear Garden With Porcelain Patio Area • Perfect For A First Time Buyer Or Family • Convenient For The M1/M18 Motorway Network • **BOOK A VIEWING NOW - DO NOT MISS OUT**



## Entrance Hall

A composite door leads through into the spacious entrance hall with stairs rising to the first floor accommodation. Central heating radiator. Oak wood flooring.

## Lounge/Diner

Spacious room with Upvc double glazed window overlooking the front, wall lights, central heating radiator and patio doors opening onto the rear garden and patio area. There is a quirky serving hatch opening from the kitchen.

## Kitchen

Having a range of wall and base units with complimentary work surfaces over. There is a sink with mixer tap, built in oven, gas hob and extractor fan. There is also a built in fridge/freezer. A Upvc double glazed window overlooks the rear garden. Partially tiled walls. Central heating radiator and a door which leads into the garage.

## First Floor Landing

Stairs rise to the first floor accommodation. Upvc double glazed window to the side elevation and access to the loft space.

## Bedroom One

With Upvc double glazed window overlooking the rear, central heating radiator and built in wardrobes.

## Bedroom Two

With Upvc double glazed window overlooking the rear, central heating radiator and having fitted wardrobes.

## Bedroom Three

With Upvc double glazed window overlooking the front and central heating radiator.

## Family Bathroom

This superb family bathroom is fully tiled and briefly comprises of panelled bath mixer mixer tap, over bath shower with glass screen, close coupled low flush WC and wash hand basin set in a vanity unit with marble effect tops. Spot lights to the ceiling, heated towel rail and window overlooking the rear.

## Outside

To the front of the property is a patterned concrete driveway allowing off road parking. The driveway leads to the garage with up and over door. There is a lawned area of garden to the front. To the rear is a lawned area of garden, fully enclosed and having porcelain patio area which is perfect for entertaining. The garage can be accessed either from the front up and over door or from the kitchen where there is an internal door to the garage. The garage also has power and light connected and a door which leads onto the rear garden.

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## ADDITIONAL INFORMATION

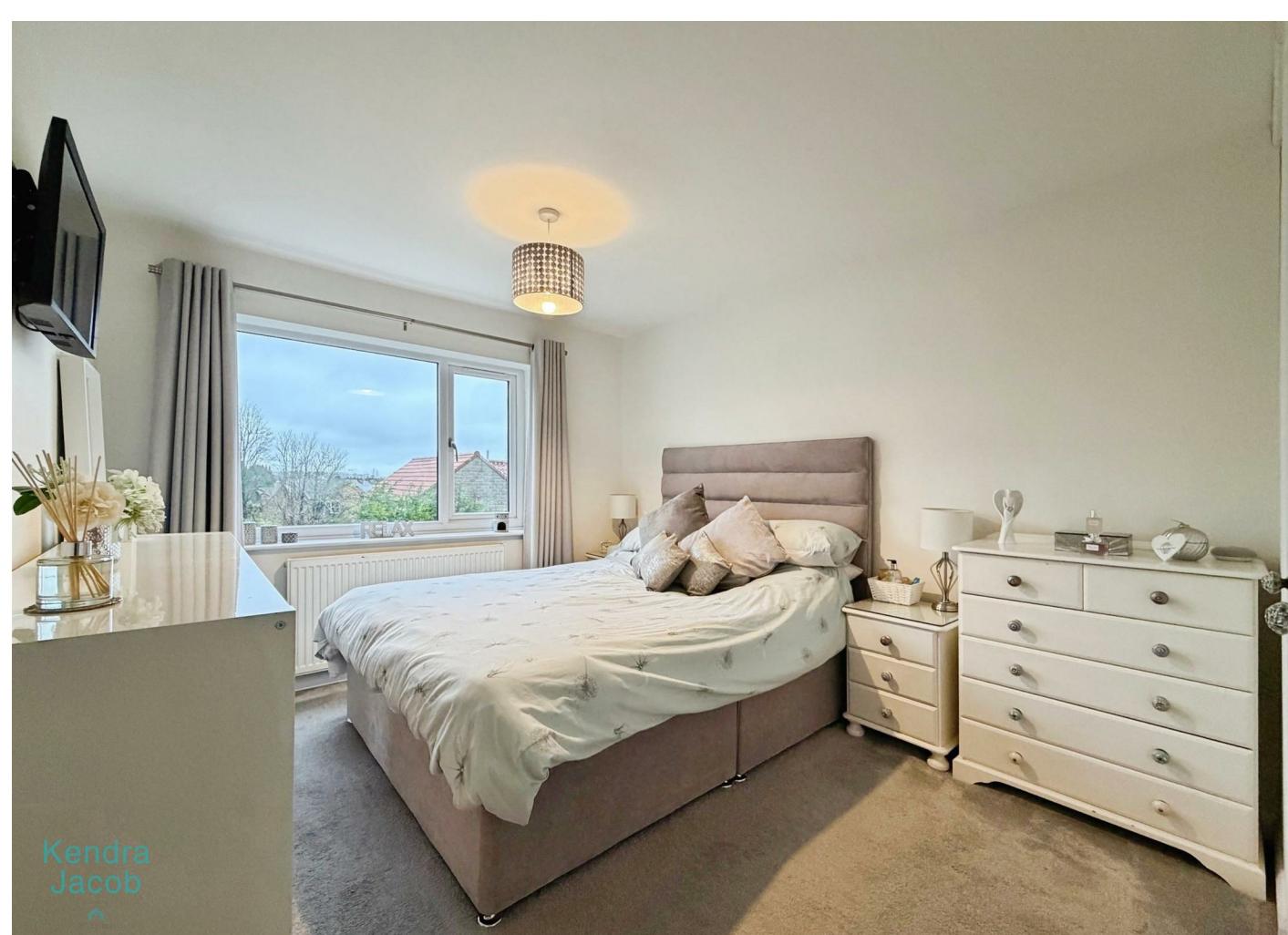
**Local Authority** – Rotherham

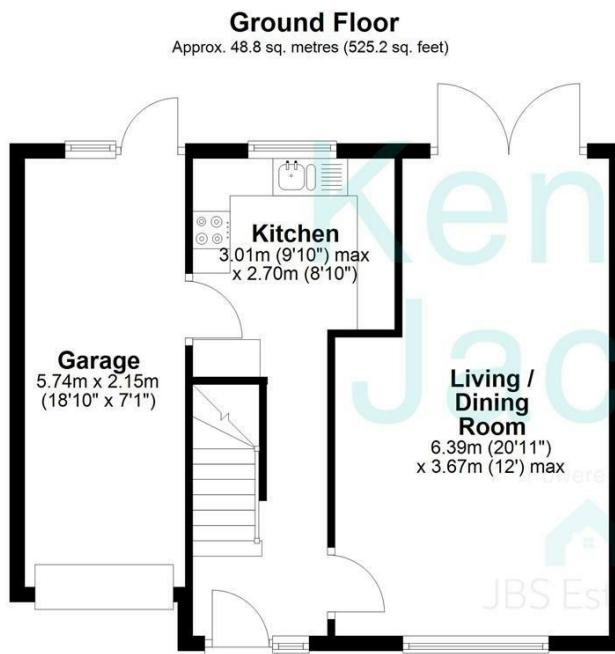
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 908.30 sq ft

**Tenure** – Freehold





Total area: approx. 84.4 sq. metres (908.3 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		84
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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