



## 62 CLARKE AVENUE SHEFFIELD, S25 3PJ

**£180,000**  
**FREEHOLD**

This stylish and contemporary two double bedroom home is beautifully presented throughout, offering modern living spaces finished to a high standard. The property boasts a welcoming entrance hallway, a stunning high-gloss fitted kitchen with integrated appliances, and an elegant living room with French doors opening onto a landscaped rear garden. To the first floor are two generously proportioned double bedrooms and a luxurious, fully tiled bathroom suite. Externally, the property benefits from a driveway providing off-road parking for two vehicles and an enclosed rear garden with decked seating area, ideal for entertaining.

Situated in a much sought-after location, the property is conveniently positioned close to local shops, reputable schools and everyday amenities, with excellent transport links to the A1 and M1 motorway networks. It also offers easy access to Sheffield, Rotherham, Doncaster and Worksop, making it ideal for commuters.

**Kendra  
Jacob**

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# 62 CLARKE AVENUE

- Stylish and contemporary two double bedroom home
- Beautifully presented throughout to a high standard
- Stunning modern kitchen with integrated appliances
- Elegant living room with French doors to the garden
- Two generously sized double bedrooms
- Luxurious, fully tiled family bathroom
- Driveway providing off-road parking for two vehicles
- Enclosed rear garden with decked seating area
- Situated in a much sought-after location
- Excellent access to local shops, schools, amenities, A1 and M1 motorway links, and Sheffield, Rotherham, Doncaster and Worksop



## ENTRANCE HALLWAY

A stylish front-facing composite entrance door opens into a welcoming and contemporary hallway. Featuring a sleek tiled floor, central heating radiator and staircase rising to the first-floor landing, the space offers an immediate sense of quality. A door provides seamless access to the kitchen.

## KITCHEN

This stunning, modern kitchen is beautifully appointed with a range of high-gloss wall and base units complemented by coordinated work surfaces. It incorporates a sink unit with mixer tap, a fan-assisted electric oven, gas hob with contemporary extractor canopy above, and space for a freestanding American-style fridge freezer. Integrated appliances include a washing machine and tumble dryer. Finished with ceramic tiled flooring, ceiling downlighting and a front-facing UPVC double-glazed window, the kitchen also benefits from access to the downstairs WC and flows effortlessly into the elegant living room.

## LIVING ROOM

An attractive and impeccably presented living space, thoughtfully designed for both comfort and style. A rear-facing UPVC double-glazed window and French doors flood the room with natural light and open directly onto the rear garden. Additional features include a central heating radiator, feature panelled wall and ambient wall lighting, creating a warm yet contemporary atmosphere.

## DOWNSTAIRS WC

Fitted with a modern white suite comprising a low-flush WC and pedestal wash hand basin. Partially tiled walls,

vinyl flooring, ceiling downlighting, central heating radiator and an electric extractor fan complete the space.

## FIRST FLOOR LANDING

With loft access hatch and doors leading to two generous double bedrooms and the stylish family bathroom.

## PRINCIPLE BEDROOM

A charming and well-proportioned principal bedroom featuring a rear-facing UPVC double-glazed window, central heating radiator and ample space for freestanding furnishings.

## BEDROOM TWO

A beautifully decorated second double bedroom with two front-facing UPVC double-glazed windows, central heating radiator, over-stairs storage cupboard with hanging rail and an eye-catching feature panelled wall.

## BATHROOM

A luxurious three-piece suite comprising a panelled bath, vanity wash hand basin and wall-hung WC. Fully tiled walls create a sleek finish, complemented by vinyl flooring, chrome heated towel rail, shaver point, ceiling downlighting and electric extractor fan. A side-facing obscure UPVC double-glazed window provides natural light while maintaining privacy.

## EXTERIOR

To the front of the property is a driveway providing off-road parking for two vehicles. To the rear, an enclosed garden offers a lawned area and raised decked seating space — ideal for outdoor entertaining — along with a garden shed, exterior lighting and outside water tap.

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## ADDITIONAL INFORMATION

**Local Authority** – rotherham

**Council Tax** – Band A

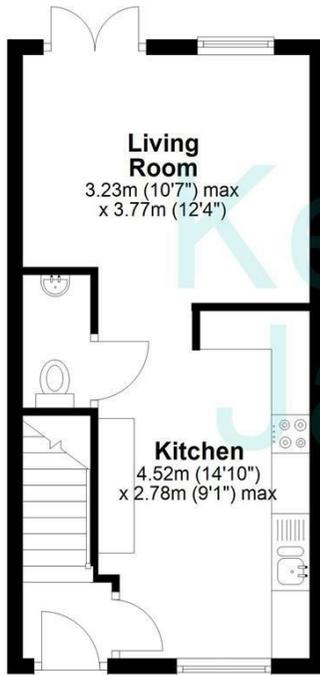
**Viewings** – By Appointment Only

**Floor Area** – 634.50 sq ft

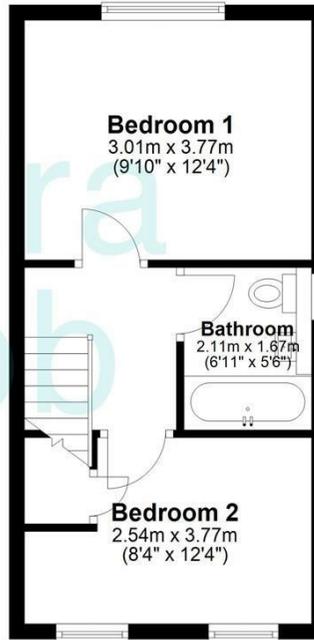
**Tenure** – Freehold



**Ground Floor**  
Approx. 29.5 sq. metres (317.7 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 59.0 sq. metres (634.5 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>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>78</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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