



**9 LONSDALE CLOSE  
SHEFFIELD, S25 4JQ**

\*\*\*GUIDE PRICE £225,000 - £250,000\*\*\*

This immaculately presented, redesigned two-bedroom detached bungalow offers stylish, well-proportioned accommodation and is ready to move into with no upper chain. The property has been thoughtfully updated throughout and features a welcoming entrance hallway, a generous living room with feature fireplace, a modern fitted kitchen diner with French doors opening onto the garden, two well-sized bedrooms and a contemporary bathroom suite.

Externally, the home benefits from attractive front and rear gardens, a block-paved driveway providing off-road parking, and a garage with power and lighting. Situated in a highly sought-after location, the property is conveniently placed for local shops and amenities, while also offering excellent access to the A1 and M1 motorway links, making it ideal for commuters and those seeking both comfort and convenience.



**£225,000  
FREEHOLD**

**Kendra  
Jacob**  
Powered by  
 JBS Estates

# 9 LONSDALE CLOSE

- \*\*\*GUIDE PRICE £225,000 - £250,000\*\*\*
- Redesigned two-bedroom detached bungalow
- Ready to move into with no upper chain
- Combi heating boiler (under 5 years old), serviced annually.
- Spacious living room with feature fireplace
- Stylish fitted kitchen diner with garden access
- Two well-proportioned bedrooms
- Attractive front and rear gardens
- Driveway parking and garage with power and lighting
- Sought-after location close to shops, amenities, A1 and M1 links



## ENTRANCE HALLWAY

Entered via a front-facing uPVC double-glazed door, the welcoming hallway is tastefully presented and features a central heating radiator, decorative coving, attractive wall lighting and a useful storage cupboard with shelving. An access hatch with a ladder leads to the partly boarded loft space, while internal doors provide access to two bedrooms, the living room, kitchen diner and the bathroom.

## LIVING ROOM

A generously proportioned and beautifully appointed living room, enhanced by a front-facing uPVC double-glazed bow window that allows natural light to flood the space. The room benefits from two central heating radiators, decorative coving and a striking feature fireplace with marble hearth and cast-iron inset, housing a gas coal-effect fire that creates a warm focal point.

## KITCHEN DINER

The stylish kitchen is fitted with a range of quality wall and base units complemented by coordinated work surfaces, incorporating a sink with mixer tap. Integrated appliances include a fan-assisted electric oven and a four-ring ceramic hob with extractor hood above. There is space for freestanding appliances, including a fridge freezer, and plumbing for an automatic washing machine. The kitchen is partly tiled to the walls, finished with coving to the ceiling, a rear-facing uPVC double-glazed window and a tiled floor that continues seamlessly into the dining area.

The dining area enjoys two central heating radiators and rear-facing uPVC double-glazed French doors opening

directly onto the garden, creating an ideal space for both everyday dining and entertaining.

## MASTER BEDROOM

A well-proportioned master bedroom featuring a rear-facing uPVC double-glazed window, central heating radiator and decorative coving to the ceiling.

## BEDROOM TWO

A generously sized second bedroom with a front-facing uPVC double-glazed window, central heating radiator and decorative coving.

## BATHROOM

The bathroom is fitted with a modern three-piece suite comprising a panelled bath with overhead electric shower and glass screen, pedestal wash hand basin and low-flush WC. The room is fully tiled to both walls and floor and further benefits from a storage cupboard with shelving, central heating radiator, wall lighting and a side-facing obscure uPVC double-glazed window.

## EXTERIOR

To the front of the property is an open-plan garden, mainly laid to lawn with well-stocked shrub borders. A block-paved driveway provides off-road parking for two vehicles and leads to the garage, with gated access to the rear.

The rear garden is a particularly attractive feature, offering a private and enclosed setting with a lawn, mature shrub and tree borders, an extensive block-paved seating area, pergola, outside lighting and a water tap—perfect for outdoor relaxation and entertaining.

## GARAGE

The garage is fitted with an up-and-over door and benefits from power and lighting, along with a side-facing composite entrance door.

## 9 LONSDALE CLOSE





# 9 LONSDALE CLOSE

## ADDITIONAL INFORMATION

**Local Authority** – Rotherham

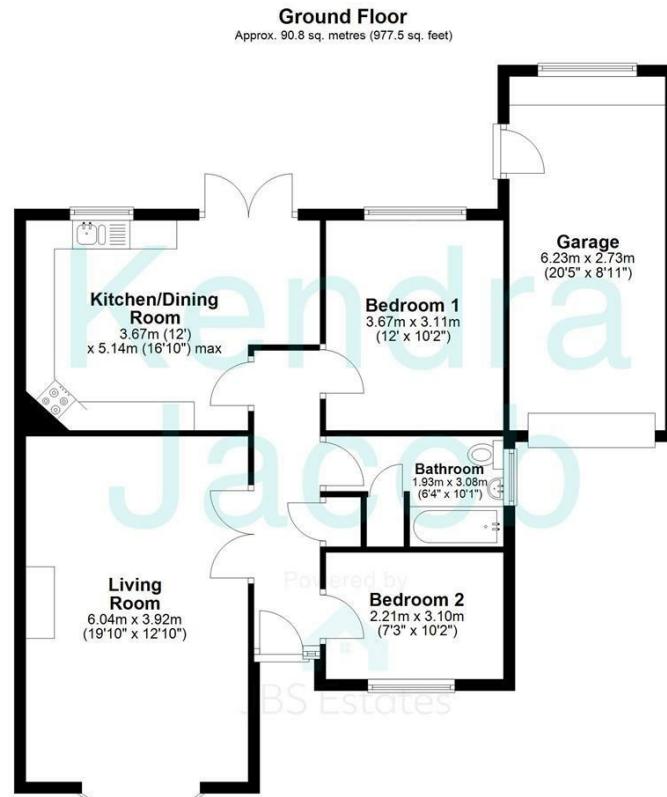
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 977.50 sq ft

**Tenure** – Freehold





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)	A	
(81-91)	B	
(69-80)	C	79
(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

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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

**Kendra Jacob**  
Powered by  
JBS Estates