



## 11 Kensington Close, Laughton Common, Sheffield S25 3RY

**Guide price £200,000**

GUIDE PRICE £200,000 - £210,000

Situated on the popular Kensington Close in Dinnington, this well-presented three-bedroom semi-detached home offers stylish and versatile living throughout. The property features a recently fitted modern kitchen and a redecorated lounge complete with a contemporary media wall, creating a perfect space for relaxing or entertaining.

Upstairs, there are three good-sized bedrooms and a family bathroom, while the ground floor also benefits from a convenient downstairs W/C.

Outside, the property boasts a timber outbuilding, currently used as an additional bedroom, which has been plastered, insulated, and fitted with electric and heating—ideal for a home office, guest room, or studio. There is also a driveway providing off-road parking for two cars.

This attractive home is ready to move straight into and would suit a range of buyers, from families to first-time purchasers.

- Well-Presented Three-Bedroom Semi-Detached Home
- Downstairs W/C For Added Convenience
- Recently Installed Combi Boiler
- Recently Fitted Modern Kitchen
- Three Good-Sized Bedrooms And A Family Bathroom Upstairs
- Move-In Ready Home, Perfect For Families Or First-Time Buyers
- Redecorated Lounge Featuring A Stylish Media Wall
- Timber Outbuilding Currently Used As An Additional Bedroom
- Driveway Parking For Two Cars

locating your ideal home



## Downstairs

### Entrance Hall

A composite door opens into the welcoming entrance hall, which offers access to the downstairs W/C, lounge, kitchen, and staircase to the first floor.

### Downstairs W/C

The downstairs W/C features a uPVC obscure window to the front elevation, a low-flush W/C, and a pedestal wash basin.

### Kitchen

A recently fitted shaker-style kitchen offering a range of matching wall and base units with complementary worktops, composite sink and drainer, gas hob with extractor above, and electric fan oven. Finished with laminate flooring, the kitchen enjoys a uPVC window to the front elevation and a uPVC door opening to the rear garden. There is also plumbing and space for a washing machine and dishwasher.

### Lounge

A beautifully presented lounge featuring a uPVC window to the front elevation and French doors to the rear, allowing plenty of natural light and direct access to the garden. The room is enhanced by a stylish media wall incorporating an electric fire insert, creating an attractive focal point for the space.

## Upstairs

### Bedroom One

A well-proportioned double bedroom with a front-facing uPVC window, allowing plenty of natural light. The room benefits from fitted wardrobes, providing ample storage and keeping the space neat and organised.

### Bedroom Two

A second double bedroom with a front-facing uPVC window. This room also includes built-in wardrobes with hanging space, offering generous storage and maintaining a tidy, spacious feel.

### Bedroom Three

A good-sized single bedroom featuring a uPVC window to the rear elevation and a central heating radiator.

### Family Bathroom

A modern three-piece bathroom suite comprising a vanity sink unit with storage cupboard beneath, low-flush W/C, and an enclosed bath with shower over and glass shower screen. There is also an obscure uPVC window providing natural light and privacy.

## Outside

### Timber Structure/Office/Bedroom

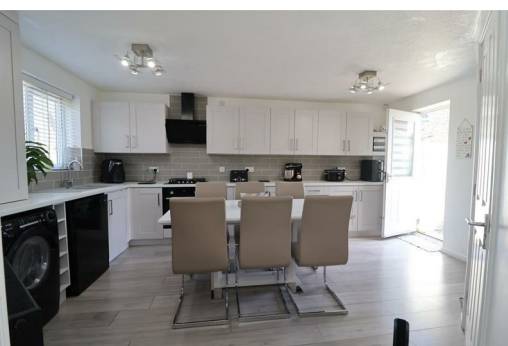
To the rear of the property is a timber structure that has been plastered, insulated, and fitted with electric and heating, making it a versatile and comfortable additional space. Currently used as a bedroom, it offers excellent potential to be utilised as a home office, studio, gym, or guest room. This well-finished outbuilding adds valuable flexibility to the property and enhances its overall appeal.

### Rear Garden

The property benefits from a well-maintained rear garden featuring a patio area, perfect for outdoor dining and entertaining. There is also a small section of lawn with a slate gravel border, adding a neat and low-maintenance finish. The garden includes an outdoor tap and provides access to the front of the property via a side gate.

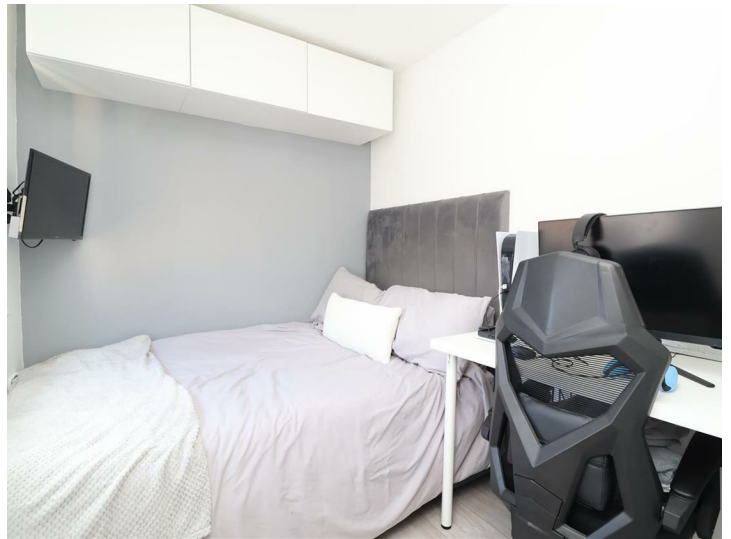
### Front Elevation

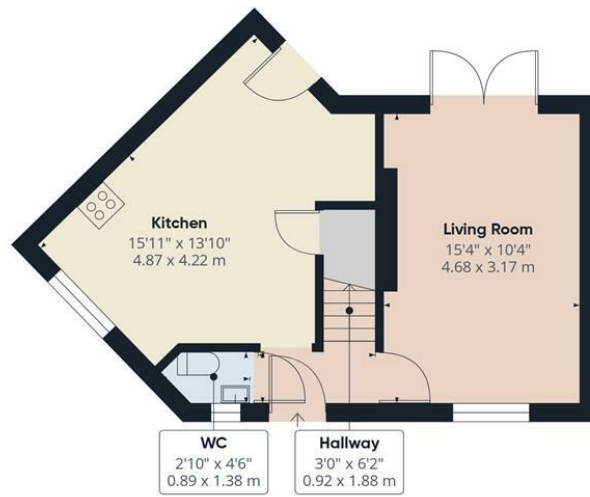
To the front elevation, the property offers off-road parking for two cars on a well-kept driveway. There is also an outdoor electric point and a second outdoor tap, providing convenient access for garden maintenance or electric vehicle charging. The frontage is neat and practical, complementing the overall presentation of the home.



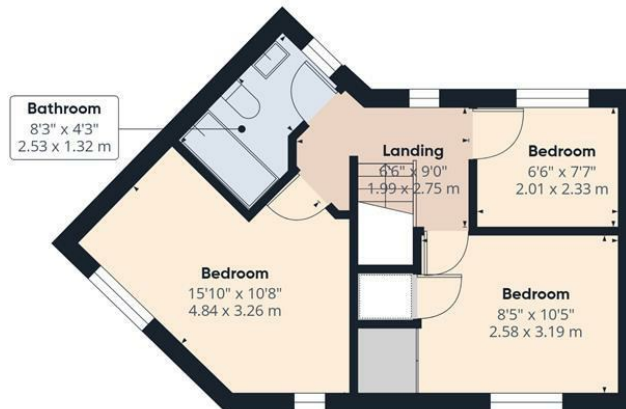
Tel: 01909 475111







Floor 0



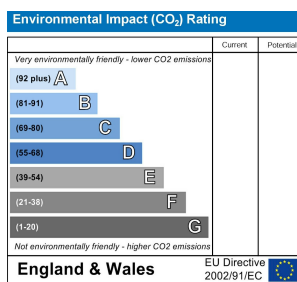
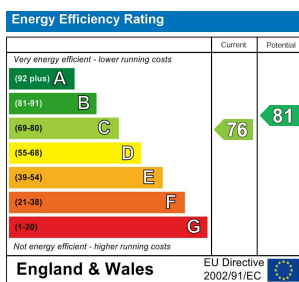
Floor 1

Approximate total area<sup>m</sup>  
753 ft<sup>2</sup>  
70 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

You will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

locating your ideal home

