



St. Helens Close, Treeton

Asking Price: £425,000



An outstanding FOUR Bedroom Detached home has been beautifully SIDE EXTENDED and fully refurbished to an immaculate, high specification throughout. Every element of this property has been thoughtfully designed and finished to an exceptional standard, offering stylish, TURN KEY LIVING! Set in a private Cul-de-sac location in the ever popular Village of Treeton which offers local amenities, including primary schools, shops and being well placed for both Rotherham and Sheffield, the M1 and Sheffield Parkway is only a short distance away. A welcoming Entrance hall sets the tone for this beautifully presented home. The ground floor offers a sleek separate Lounge, perfect for relaxing, alongside the heart of the home an impressive open plan Kitchen Diner complete with a central island, high quality built-in appliances and contemporary finishes. Bi-fold doors open seamlessly onto the garden, flooding the space with natural light and creating the perfect setting for entertaining. A separate Utility room and a handy downstairs W.C add further practicality and convenience. Upstairs offers FOUR well proportioned Bedrooms, two beautifully appointed Bathrooms and a spacious landing that enhances the light and airy feel. To the front, a generous driveway provides ample off-road parking and leads to an integral garage with electrics, offering excellent storage or further potential. To the rear the landscaped garden features immaculate paving and a pristine lawn, creating a private and low-maintenance outdoor space ideal for relaxing or entertaining. With everything finished to the highest standard, this exceptional home is ready to move straight into and enjoy. With everything finished to the highest standard, including the benefit of a new combi boiler and underfloor heating to the Kitchen Diner, this exceptional home is ready to move straight into and enjoy. Viewings strictly by appointment only***



ACCOMMODATION

- Four Bedroom & SIDE EXTENDED Detached House
- Open plan Kitchen Diner with central island and high quality built in appliances
- Bi-fold doors opening onto the Garden
- Separate utility room and downstairs W.C
- FOUR well proportioned Bedrooms
- TWO beautifully appointed Bathrooms
- Generous driveway providing ample off-road parking
- Private cul-de-sac location in the ever popular village of Treeton



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Energy Efficiency Rating		Current	Potential
The more energy efficient - lower running costs.			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.rpac4u.com			

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