



Treeton Way, The Glassworks, Catcliffe



Guide Price £250,000 to £260,000. New on the market is this Recently Built and Beautifully Presented Three Bedroom Detached Home which occupies a larger than average plot, has upgraded fixtures and fittings and with Off Road Parking. The property is conveniently located close to the Sheffield Parkway and M1 motoway links, Supermarkets and Schools making it an ideal Family Purchase. In brief accommodation comprises; Entrance Hall with Storage Cupboards * Lounge * Open Plan Kitchen Diner with Integral Appliances and French Patio Doors * Downstairs WC - Upstairs - Three Generous Bedrooms * En-suite Shower Room to the Master Bedroom * Family Bathroom * Enclosed Garden * Outdoor Office/Summer House with a Concrete base and Electrics * Off Road Parking.

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ACCOMMODATION

- Recently Built Detached Home - The Glassworks
- Three Bedrooms, Three Bathrooms
- Generous Garden Plot
- Upgraded Fixtures & Fittings
- Outdoor Office/Summer House
- Off Road Parking
- Close to Sheffield Parkway/ M1 links
- NHBC 10 year structural warranty & 2 year fixtures and fittings warranty



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan (2021)

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	83 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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