

FOR SALE



Banks Way, Catcliffe
Asking Price Of £330,000

MARTIN&CO



Banks Way, Catcliffe

4 Bedrooms, 2 Bathroom

Asking Price Of £330,000

- Detached house
- Four bedrooms
- En suite
- Refitted kitchen
- Drive and garage

Located in a quiet cul-de-sac, this detached four-bedroom home offers a well-designed layout, modern features, and a convenient location for commuting. Positioned in Catcliffe, the property benefits from easy access to major transport routes, including the Sheffield Parkway, M1, and M18, making it an ideal choice for those needing to travel to Sheffield, Rotherham or beyond. Local amenities are within easy reach, including supermarkets such as Morrisons and Aldi, as well as retail options at Meadowhall Shopping Centre, which is just a short drive away. Public transport links are readily available with regular bus services connecting the area to nearby towns and cities.

Stepping inside the entrance hall provides access to the main living spaces, with stairs leading to the first floor. The lounge is a spacious and comfortable room, offering plenty of space for seating and relaxation. A useful under-stairs storage cupboard adds practicality, helping to keep the space organised.

At the rear of the property, the dining kitchen has been refitted to a modern standard, featuring a range of wall and base units, sleek quartz worktops, and integrated appliances, including a hob, oven, and extractor fan. The contemporary design makes it both a stylish and functional space, with ample room for a dining table. From here, doors lead directly out to the



rear garden, making it a great space for entertaining or enjoying meals with family and friends.

Adjacent to the kitchen, the utility room provides additional storage and space for appliances, helping to keep the main kitchen area uncluttered. The ground floor also includes a convenient downstairs W.C., fitted with a modern two-piece suite.

Heading upstairs, the first floor landing leads to four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room with a sleek three-piece suite. The remaining three bedrooms provide flexibility, whether used as additional sleeping spaces, a home office, or a playroom. The family bathroom has a white three-piece suite, consisting of a bath, wash basin, and W.C.

Externally, the property offers off-road parking for two cars via a driveway, which leads to a single integral garage. The enclosed rear garden provides a mix of lawn and a paved patio, creating a private outdoor space for relaxing, dining, or for children to play.

The property is ideally positioned within Catcliffe, a popular residential area that offers a balance between

convenient city access and local amenities. For families, there are well-regarded schools nearby, including Brinsworth Academy and Catcliffe Primary School, both of which are within a short distance. For those who enjoy the outdoors, the nearby Waverley Lakes and Treeton Dyke offer pleasant walking routes and green spaces.

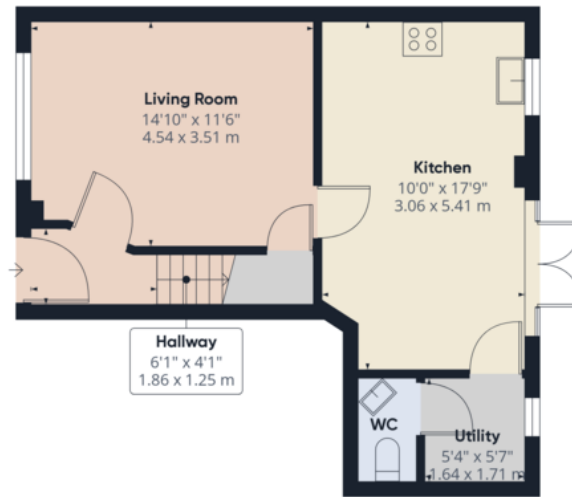
With its modern kitchen, four well-sized bedrooms, and excellent transport links, this home provides a great option for a wide range of buyers looking for a well-located property in Catcliffe.



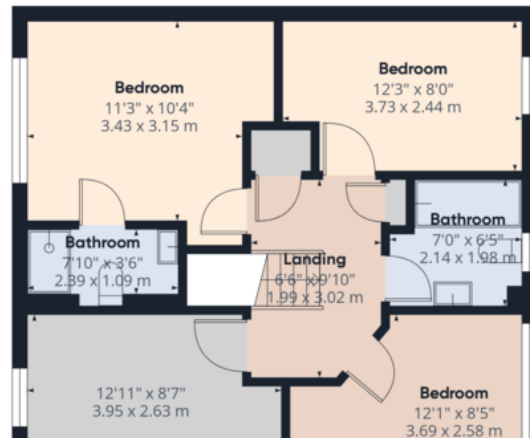


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
987.91 ft²
91.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.