

# HUNTERS®

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**10 Meadow Head Drive, Sheffield, S8 7TQ**

**Guide Price £525,000**

**Property Images**

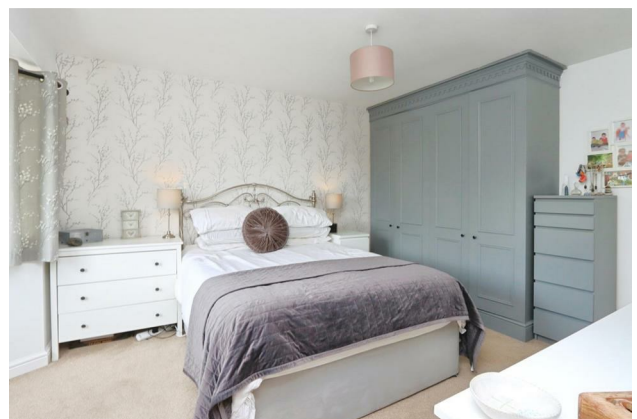




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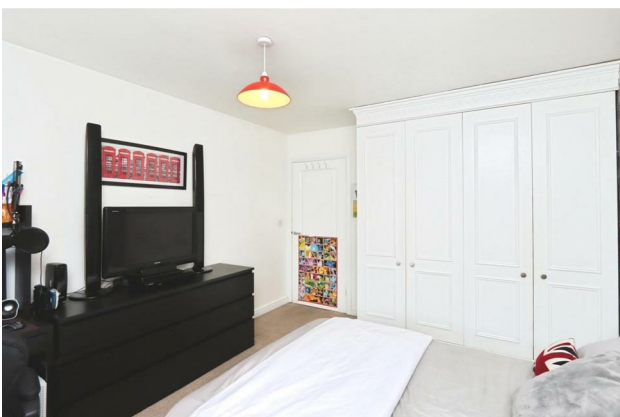
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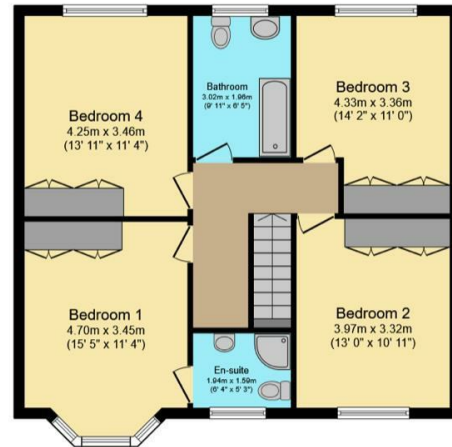
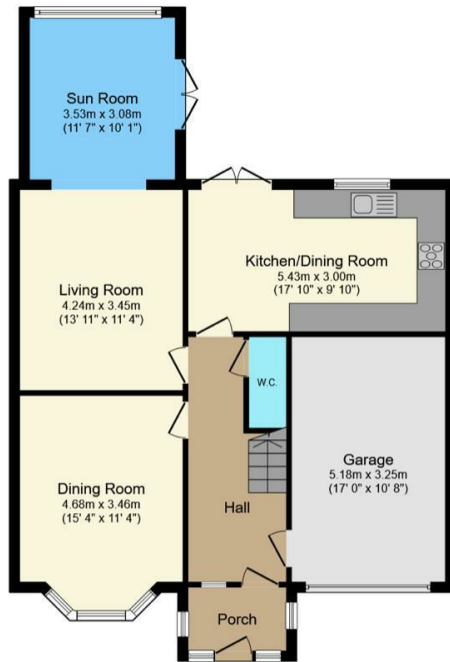
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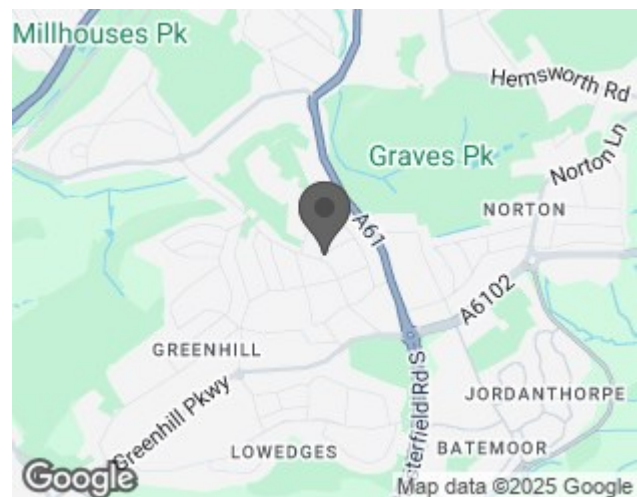
Total floor area: 165.0 sq.m. (1,776 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2 Tenure: Freehold

## Summary

Nestled in the desirable area of Meadow Head, this charming detached house offers a perfect blend of comfort and modern living. Built just 18 years ago, the property boasts four spacious double bedrooms, making it an ideal family home. The two well-appointed bathrooms ensure convenience for all residents.

Upon entering via a front porch, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The rear of the house opens into a delightful summer room, which seamlessly connects the indoor and outdoor spaces, perfect for enjoying the warmer months. The fitted dining kitchen is also located to the rear overlooking the garden and has a range of matching wall and base units.

To the first floor is a landing with built in storage, four double bedrooms with the primary having an ensuite shower room and further fully tiled family bathroom.

The landscaped garden is a true highlight, featuring a lovely patio seating area and a well-maintained lawn, creating an inviting outdoor retreat for family gatherings or quiet evenings. Additionally, the property includes an integral garage (which has internal access from the house) and block-paved off-road parking for up to four cars, ensuring that parking is never a concern.

Access to a private lane offers added privacy and convenience, with the benefit of rear access to the property. This home is not only well-situated but also thoughtfully designed to cater to modern family needs. With its generous living spaces and beautiful outdoor area, this property is a must-see for anyone looking to settle in a peaceful yet accessible part of Sheffield.

## Features

- TWENTY YEAR OLD DETACHED DWELLING • TWO GROUND FLOOR RECEPTION ROOMS • FOUR DOUBLE BEDROOMS • TWO BATHROOMS • OFF ROAD PARKING FOR 4 CARS • INTEGRAL GARAGE • ACCESS TO A PRIVATE LANE TO THE SIDE • ENERGY PERFORMANCE RATING C