





## 3 Farm View Drive

Hackenthorpe • Sheffield • S12 4JE

Guide Price £300,000 - £310,000

Located on a quiet cul de sac in S12 is a deceptively spacious 4 double bedroom detached family home accompanied by a fabulous landscaped rear garden and off-street parking for multiple vehicles. Generously proportioned, light, and airy accommodation beautifully presented benefiting from integrated garage space, gas central heating and double glazing. The property enters into a versatile living space beautifully presented featuring a box bay window and leading through to the WC located under the stairs and a utility/storage room which has been portioned from part of the garage. An elegant lounge complemented by sliding patio doors overlooks the stunning rear garden offering pleasant views and an abundance of natural light. The dining kitchen is fitted with shaker style units and contrasting granite worktops incorporating integrated appliances, Siemens double oven, electric hob, fridge and dishwasher. There is ample space for a dining table with French doors creating a seamless link with the rear garden. The first-floor landing provides access to the loft space, partially boarded plus storage cupboard housing the water tank. There are 4 double bedrooms, providing substantial built-in wardrobes and a master ensuite shower room. The family bathroom is equipped with modern 3-piece white suite, partially tiled and heated towel rail. Externally are 3 allocated parking spaces and an integrated garage which offers partial storage. At the rear is a stunning landscaped, tiered garden featuring dry stone walls, wooden sleepers, stone patio and summer house, all complemented by an array of established planting, creating a secluded, private outdoor space. Hackenthorpe is a popular area known for its excellent local amenities; there are superb amenities in the form of shops, schools and Sheffield Supertram networks. Ideally placed for links to both the M1 motorway networks and Sheffield City Centre. Rother Valley Country Park nearby offers excellent leisure pursuits and Crystal Peaks Shopping Centre and Drakehouse Retail Park further superb facilities.



- Spacious Detached Family Home
- Located on a Quiet Cul De Sac in S12
- 4 Double Bedrooms
- Light & Airy Flexible Living Space
- Excellent Transport Links & Local Amenities

- Gas Central Heating & Double Glazing
- Off Street Parking for Multiple Vehicles
- Fabulous Landscaped Rear Garden
- Freehold & No Chain
- Council Tax Band D, EPC TBC



### 3 FARM VIEW DRIVE

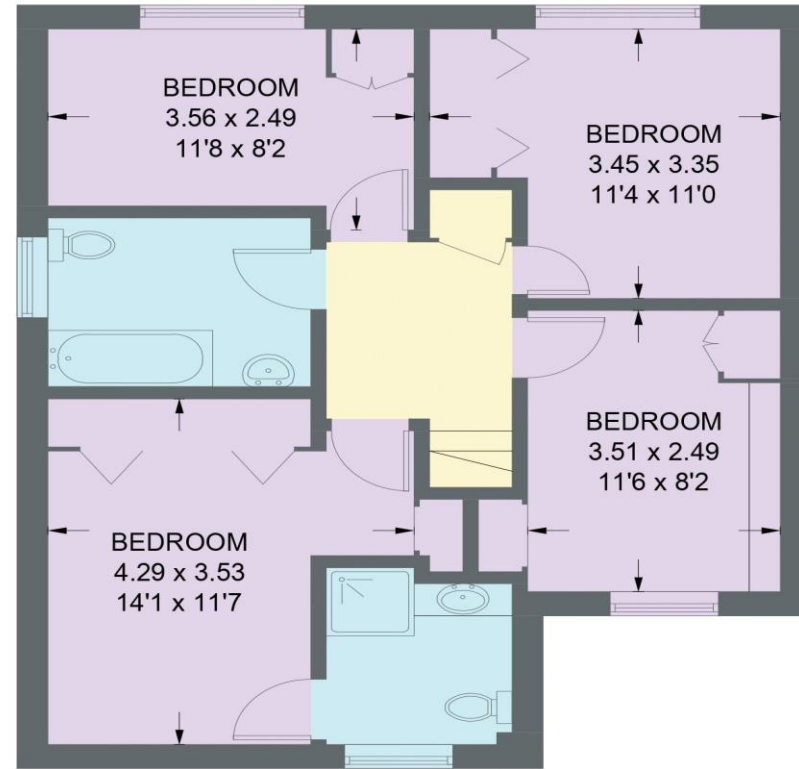
APPROXIMATE GROSS INTERNAL AREA = 113.0 SQ M / 1216 SQ FT

STORE = 4.9 SQ M / 53 SQ FT

TOTAL = 117.9 SQ M / 1269 SQ FT



**GROUND FLOOR**  
54.8 SQ M / 590 SQ FT



**FIRST FLOOR**  
58.2 SQ M / 626 SQ FT

Illustration for identification purposes only,  
measurements are approximate, not to scale

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.