







## 34 Springfield Road

Millhouses • Sheffield • S7 2GD

Guide Price £575,000 - £600,000

Located in the heart of Millhouses, just a short walk from a range of local amenities and Millhouses Park is a lovely, 5-bedroom Edwardian family home measuring an impressive 2127 sq ft. Flexible, generously proportioned accommodation arranged over 3 levels, incorporating 2 reception rooms, spacious kitchen, versatile out building, driveway and attractive rear garden. Ideal family home with reputable schools within catchment. Majority double glazed with combination gas central heating. The ground floor accommodation comprises of 2 impressive reception rooms, a bay fronted lounge complemented by feature fireplace and overlooking the rear garden, filled with natural light is a generous family room. The kitchen located between both reception rooms, offering side door access is fitted with white gloss units, complementary worktops and tiled splashbacks. Integrated appliances include oven, electric hob and wall mounted Vaillant combination boiler. There is space and plumbing for further freestanding appliances. The first-floor features 3 double bedrooms and a family bathroom equipped with modern 3-piece white suite and overhead shower. Stairs rise to the second floor creating a further 2 good sized bedrooms with additional WC and handwash basin. Externally a front garden with driveway offers valuable off-street parking. A side path leads to the rear garden, a private secluded space designed with ponds, water feature, fruit trees, attractive planting and versatile outbuilding, perfect for workshop or home office. Springfield Road is well-placed for local shops and amenities, reputable schools, Millhouses Park, Ecclesall Woods, recreational facilities and access links to the city centre, universities, hospitals, Dore Train Station and the Peak District.





- Edwardian Semi-Detached Family Home
- 5 Good Sized Bedrooms
- Measuring an Impressive 2127sq ft
- 2 Spacious Reception Rooms
- Attractive Garden & Versatile Outbuilding
- Short Walk from Millhouses Park
- Reputable Schools within Catchment
- Driveway Providing Off Street Parking
- Freehold
- Council Tax Band E, EPC Rating TBC



# 34 SPRINGFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 184.0 SQ M / 1981 SQ FT

GARAGE = 13.6 SQ M / 146 SQ FT

TOTAL = 197.6 SQ M / 2127 SQ FT



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



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