







## 195 Millhouses Lane

Millhouses • Sheffield • S7 2HF

Offers in the region of £1,200,000

An attractive 5 Bedroom and 2 bathroom brick detached house, built in 1938, extended since with a self-contained one bedroom annexe, all set within a generous size plot with a beautiful lawned, southwest facing rear garden, a sweeping in-and-out driveway, and a double tandem garage. Measures an impressive 3,798 sq.ft including the annexe. Benefits from gas central heating, partial double glazing, and a security alarm. Potential to upgrade in parts and add value. Fabulous family home for the long term on a sought-after road with highly regarded schools nearby. Freehold. On the ground floor, double doors open into an entrance lobby with a coloured stained glass side window. A glazed panel inner door leads into a welcoming reception hall with a useful under stair cupboard and a cloakroom with a WC. The lounge is a charming reception room with a focal open fire, dual aspect windows, and glazed French doors into a rear study, with a bay window overlooking the rear garden, with a southwest facing aspect, allowing the light to flow through. The study has a door into the annexe, so you can incorporate it within your family home if required, along with a door opposite into a spacious dining room, ideal for entertaining, with French doors into a double-glazed conservatory, which has a tiled floor, radiator, and two sets of French doors onto the garden terrace. The dining room adjoins the breakfast kitchen, providing the option to knock through to create an open plan living kitchen if required, subject to consents. The breakfast kitchen is also a generous size, 'L' shaped, housing a range of Oak Shaker style fitted kitchen units with granite worktops, complemented by a tiled floor to the kitchen area. Included within the sale is an Aga, an integrated single oven, grill, a 5-ring gas hob, extractor, and a dishwasher. Off the kitchen is a useful pantry with shelving. The breakfast area has an oak floor and bi-fold doors onto the rear garden. Off the kitchen is a side entrance/utility room with front and rear external doors, skylights, a range of fitted units, a sink, and provision for further freestanding appliances. The utility room houses the gas central heating boiler for the main house. On the first floor, there is a lovely landing with a feature-stained glass front window and a useful cupboard for storage. The main bedroom overlooks the rear garden and leads into a dressing room with fitted wardrobes, in turn, leading into an en-suite bathroom. There are a further three bedrooms on the first floor, two being double size rooms, the fourth being a single room, all with wash basins, along with a family bathroom, and a separate WC. Stairs rise from the first-floor landing, via a door, to the second floor, which comprises of a spacious room with extensive cupboards, Velux windows, a side Dormer window, two radiators, and a walk-in storeroom. There is the potential to extend the room into the storeroom, to create an en-suite, or subdivide to suit a buyer's needs, if required, subject to any necessary consents. The adjoining annexe can be accessed either internally through the study or externally, having its own front entrance. The accommodation comprises of a reception hall with French doors onto the rear garden, an open plan living space which incorporates the lounge and kitchen, a double bedroom, and a modern shower room. The living space has dual aspect windows overlooking the garden and a range of fitted kitchen units along one wall. Included within the sale is an integrated oven, hob, extractor, dishwasher, washing machine, fridge, and freezer. The shower room is modern with a double shower enclosure, a white WC and wash basin, finished with stylish partial tiling. The double bedroom has a side window. The annexe has its own gas central heating boiler (but still on one account), double glazing, and the benefit of the alarm. It offers versatility for a dependent relative, children studying whilst living at home, or for those working from home. Outside, the property stands proudly, set back from the road, behind a beech hedge, with a sweeping block paved in-and-out driveway, a lawned garden, and access into a double tandem garage with a WC, and useful boarded storage within the roof space. The rear garden is stunning, southwest facing, generous in size, level and lawned, with borders housing an array of mature planting to provide privacy and seasonal colour. A flagged terrace adjoins the property, providing an ideal space for everyday use and socialising. Millhouses Lane is a prestigious road in the southwest of Sheffield, well served by highly regarded schools, local shops, and amenities, Ecclesall Woods and Millhouses Park, along with other recreational facilities, public transport, and access to the city centre, hospitals, universities, Dore Train Station, and the Peak District.





- Attractive 1938 Brick Detached House
- 5 Bedrooms & 2 Bathrooms
- Self-Contained 1 Bedroom Annexe
- Spacious with 3,798 sq.ft Including Annexe
- 2 Reception Rooms, Study & Conservatory

- Spacious Breakfast Kitchen with Access to Garden
- Beautiful Southwest Facing Lawned Garden
- Sweeping In & Out Block Paved Driveway
- Double Tandem Garage
- Freehold





# 195 MILLHOUSES LANE

APPROXIMATE GROSS INTERNAL AREA = 352.9 SQ M / 3798 SQ FT

GARAGE = 32.3 SQ M / 347 SQ FT

TOTAL = 385.2 SQ M / 4145 SQ FT



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



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