











## 5 Green Lane

Wharncliffe Side • Sheffield • S35 0DL

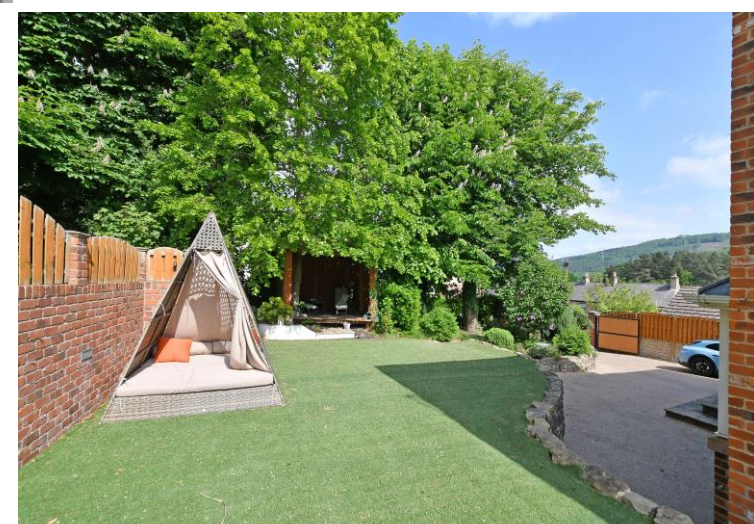
£775,000

An exceptional 6 bedroom, 4 bathroom detached family home, with over 3000 sq ft of flexible living accommodation, arranged over 3 levels and with the benefit of a detached garage with entertainment room/bar above. Constructed in 2005 to an exceptionally high standard with a range of high quality fixtures and fittings and modern technology throughout including multi-zone, smart controlled underfloor heating to the ground floor, ethernet connectivity throughout and remote controlled real flame fire. Double doors open into the broad and welcoming entrance hallway with the central staircase and useful storage beneath. The kitchen is well fitted with an extensive range of matching wall and base units complemented by a mix of oak and granite work surfaces. A large, central island provides a focal point and offers breakfast seating whilst there is also space for a family seating area. A range of appliances include a range cooker, dishwasher, washing machine and space for a large American style fridge/freezer. The living room is superbly proportioned, running the length of the property and is ideal as a large entertaining or cinema room. A dining room provides formal dining space or extra family room reception space. There is a large study and downstairs w.c. On the 1st floor the principal bedroom has a walk in wardrobe and a stunning en-suite with large, double-ended walk in shower area and is attractively finished with natural travertine tiling. The second bedroom has a recently installed en-suite and fitted wardrobes. Bedroom three also has fitted storage, bedroom four has fitted cupboards and display shelving. The family bathroom is fitted with a suite comprising oversized double-ended bath, w.c and wash hand basin. A cupboard off the landing houses the Ideal gas central heating boiler and hot water cylinder. On the 2nd floor are two further double bedrooms and a bathroom with modern suite. Outside, the property sits in an excellent, enclosed plot behind electric gates which lead to a driveway providing off-road parking for approximately 5 vehicles and EV Charger. The garden area extends to the side and rear and has low maintenance artificial grass and an attractive summerhouse. A particularly private patio at the rear provides excellent sitting out and entertaining space. A well maintained, colourful rockery and shrub border provides an attractive backdrop. The double, detached garage has an electric roller shutter door, and an internal staircase leading to a superb entertaining/games room with built-in bar.









- 6 Double Bedroom Detached House
- 4 Bathrooms
- Large Plot With Electric Gates
- Double Garage With Games Room & Bar Above
- Excellent Garden
- EV Charging Point
- Underfloor Heating On The Ground Floor
- Ethernet To All Rooms
- Freehold
- EPC - tbc





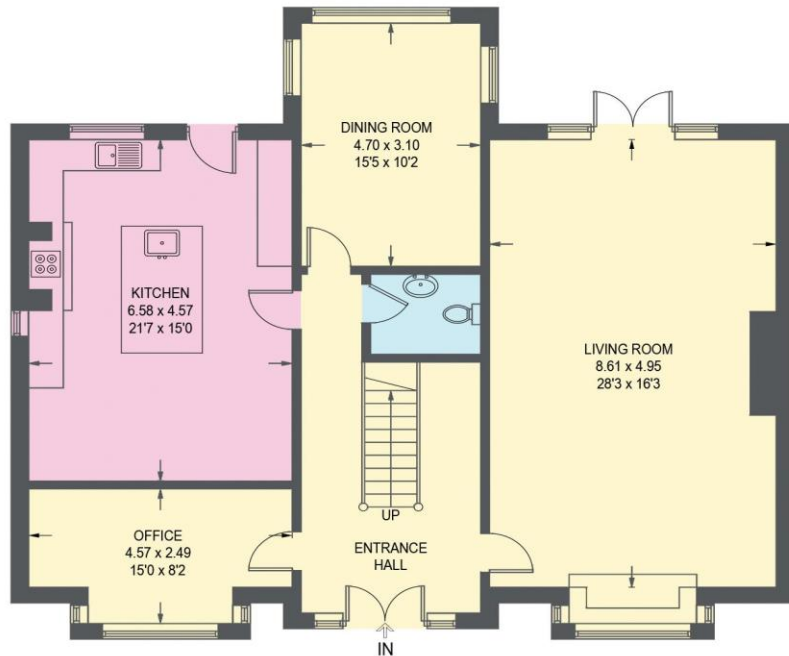


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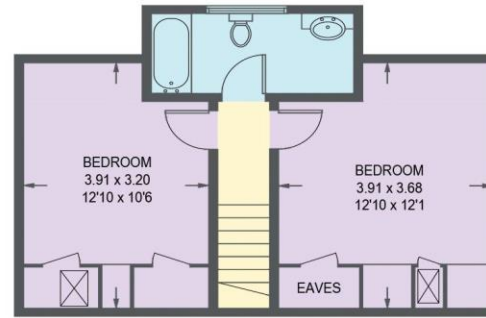
APPROXIMATE GROSS INTERNAL AREA = 278.9 SQ M / 3002 SQ FT

OUTBUILDING = 62.6 SQ M / 674 SQ FT

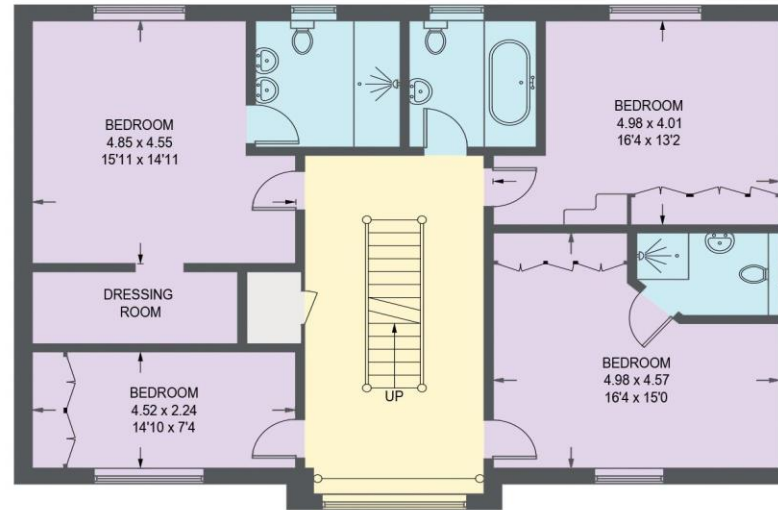
TOTAL = 341.5 SQ M / 3676 SQ FT



GROUND FLOOR = 124.0 SQ M / 1335 SQ FT



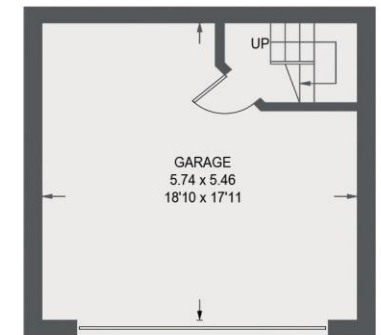
SECOND FLOOR = 41.8 SQ M / 450 SQ FT



FIRST FLOOR = 113.1 SQ M / 1217 SQ FT



OUTBUILDING  
FIRST FLOOR = 31.3 SQ M / 337 SQ FT



OUTBUILDING  
GROUND FLOOR = 31.3 SQ M / 337 SQ FT  
(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





**haus**

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