





Home is where MY BOYS are

OUR
happy
PLACE



1 Moor Valley Close

Mosborough • Sheffield • S20 5DZ

Asking Price £550,000

Occupying a generous corner plot with lovely open views is a stunning 4 double bedroom detached family home. Modern, stylish accommodation creating a flexible open plan design which opens onto a fabulous outdoor entertaining space, incorporating outdoor kitchen, covered seating area and detached garage, fully equipped for office use. Viewing is essential to fully appreciate. Benefits from motion lighting, secure gated driveway, CCTV and security alarm. Offers potential to develop basement subject to necessary consents. The hub of the home is a superb open plan design dining kitchen featuring bifold doors which open onto an attractive terrace complemented by stunning views. A flexible living space ideal for family life complete with shaker style kitchen topped with granite worktops. Benefits from a range of integrated appliances, centre island, mood lighting and focal roof lantern, flooding the room with natural light and changeable mood lighting. A separate utility room provides additional storage and alternative side access. The living room is presented in modern grey tones, with wood burning stove and wooden shutters. On the ground floor there are 3 good sized double bedrooms all styled with on trend décor and the main bedroom featuring a walk-in wardrobe with motion sensor lighting and contemporary ensuite shower room. A fully tiled family bathroom incorporates a freestanding bathtub and walk in rainfall shower. Stairs rise to offer a further double bedroom, designed with fitted wardrobes and separate WC. Externally electric gates secure a generous driveway for multiple vehicles leading to a detached garage, ideal for workspace, equipped with hardwired Wi-Fi. An attractive stone terrace links through bifold doors to the hub of the home. A lower artificial lawn leads down to the fabulous outdoor kitchen which overlooks open fields and leafy backdrop. A covered seating area provides an outdoor cinema experience or private area. Garden wraps around the property with established hedging, all monitored by CCTV. Mosborough Village is highly sought after and is popular with buyers of all ages, known for its excellent amenities on the High Street, local schools and popular Mosborough Hall. There is a host of gastro style restaurants nearby and Crystal Peaks Shopping Centre and Drakehouse Retail Park offer further facilities. Excellent local walks through the Moss Valley and outdoor pursuits at Rother Valley Country Park. Mosborough boasts excellent links to both the M1 Motorway networks and Sheffield City Centre.





- Detached Family Home in Mosborough, S20
- Double Bedrooms & 2 Bathrooms
- Occupying Generous Plot with Open Views
- Open Plan Family Dining Kitchen
- Cul de Sac Location

- Stylish, Modern Interior
- Outdoor Kitchen & Entertaining Space
- Gated Driveway & Detached Garage
- Tenure TBC
- Council Tax Band D, EPC TBC





1 MOOR VALLEY CLOSE

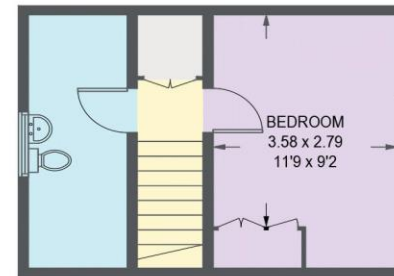
APPROXIMATE GROSS INTERNAL AREA = 199.1 SQ M / 2143 SQ FT

OUTBUILDING = 47.3 SQ M / 509 SQ FT

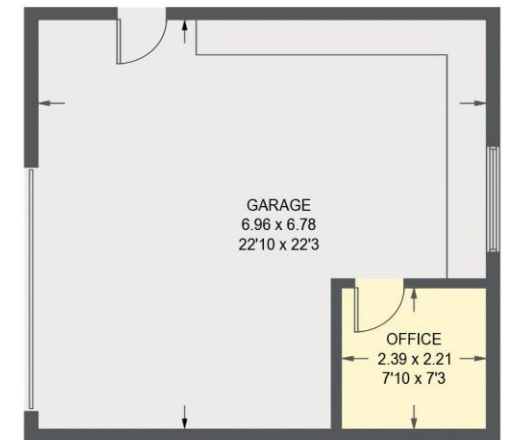
TOTAL = 246.4 SQ M / 2652 SQ FT



GROUND FLOOR = 175.0 SQ M / 1884 SQ FT



FIRST FLOOR = 24.1 SQ M / 259 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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.



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868