







40 Meadow Head Drive

Sheffield • South Yorkshire • S8 7TQ

Guide Price £475,000 - £500,000

Significantly improved and extended by the recent owners, this four-bedroom and three bathroom semi-detached family home in Meadowhead offers a spacious and flexible living environment. A side and rear extension, along with a loft conversion, has created a superb open-plan kitchen and dining hub, perfect for family life, overlooking a fabulous garden, and a light and airy beautiful principle bedroom on the second level. Designed to a high specification, the home features solid oak doors, underfloor heating, Modulo flooring, Spanish tiling, and high-spec security cameras. Benefits from fully serviced combination boiler, double glazing, driveway and garage. A cosy bay-fronted living room in modern grey tones is enhanced by an ornate feature fireplace, creating a welcoming space for relaxation. The rear extension forms the heart of the home, with a bright and airy open-plan area offering garden views and direct access via French doors. The kitchen is fitted with a classic shaker design, granite worktops, a Smeg range cooker, and an American-style fridge (available separately), with an integrated dishwasher. A generous central island provides seating and additional storage. A separate utility space leads to a ground-floor shower room with cloakroom cupboard and internal access to the garage/workshop. Wet underfloor heating runs throughout the open-plan kitchen and living area. On the first floor, there are three double bedrooms, two of which include fitted storage, and a spacious family bathroom with a modern white suite, walk-in rainfall shower, and built-in storage. The second floor houses the principal bedroom, decorated in warm, cosy tones, with bespoke eaves storage and dual-aspect windows plus spacious ensuite shower room. A further room on this level is ideal as a study or adjoining dressing room. Externally, off-street parking at the front leads to the garage. The rear garden is generous and private, with a stone patio, decked terrace, and attractive planting, creating a lovely outdoor space. At the bottom of the garden sits a superb summer house, perfect for entertaining or home working separately from the main house—a true private oasis. The adjoining land at the rear is to be developed with five new build houses. Interested parties will be able to find further details on the council planning website. Application no. 24/01921/FUL Meadowhead is a popular, family-friendly suburb with a mix of traditional and modern homes. It offers excellent local schools, convenient shops, and easy access to public transport and main roads. With parks, walking trails, and nearby amenities, it combines the charm of suburban living with the convenience of the city.



THE LENNOX'S
WELCOME TO
THE PATIO
GOOD F
2010
WHERE THE NEIGHBOURS LOVE TO GO
HARDY, WINTER, SPRING, SUMMER & FALL
CALL 01273 511111



- 4 Bedroom & 3 Bathroom Semi Detached
- Side & Rear Extension & Loft Conversion
- Stylish Decor & Modern Interior
- Open Plan Family Dining Kitchen
- Measuring an Impressive 1934 sqft

- Landscaped Lawned Garden
- Fabulous Outdoor Entertaining Space
- Driveway & Garage
- Freehold
- Council Tax Band D, EPC TBC



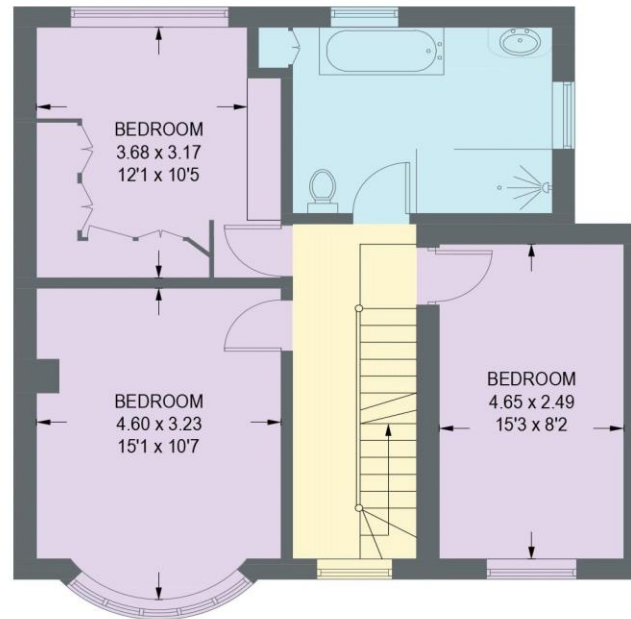


40 MEADOW HEAD DRIVE

APPROXIMATE GROSS INTERNAL AREA = 179.7 SQ M / 1934 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR
81.7 SQ M / 879 SQ FT



FIRST FLOOR
59.2 SQ M / 637 SQ FT



SECOND FLOOR
38.8 SQ M / 418 SQ FT

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



haus

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

0114 276 8868