





4 Meadow Gate Close

Sothall • Sheffield • S20 2PR

Asking Price £499,950

A beautifully presented and modern four-bedroom detached, executive family home, ideally situated on a popular residential development in Sothall (S20). This flexible and homely property offers stylish décor throughout, four generous reception rooms, a private enclosed rear garden, garage, triple driveway. Perfect for family living. Freehold. Step into a welcoming hallway with modern interiors, Cloakroom/W.C., leading to a cosy front living room, filled with natural light and featuring a beautiful living effect gas fire. French doors open to the separate dining room with sliding patio door to the UPVC Conservatory with laminate flooring and fitted blinds, a side door accesses the delightful garden. Family room with wall mounted granite radiator. Open plan Breakfast/ Kitchen/ sitting room boasting a stylish range of wall and base units with granite effect worktops, integrated coffee machine, combination microwave oven, oven, dishwasher, 4 ring induction hob with extractor above, sliding patio doors lead to the garden. Utility room with a comprehensive range of fitted units housing the combination boiler, integrated fridge/freezer, washing machine and tumble dryer, a courtesy door provides access to the integral garage with laminate flooring. Side uPVC door to the side path. Upstairs are four bedrooms, the Master bedroom has a generous en-suite shower room with full tiling, chrome heated ladder style radiator. Family bathroom with a modern suite, full tiling, chrome feature radiator. Outside to the front of the property is a block paved triple driveway leading to the garage, further front lawned garden, side access leading to a charming fully enclosed garden with porcelain patio, further block paved and decked patio areas, the rest of the garden is laid to lawn with raised boxed borders. Sothall is a sought-after area known for its superb local amenities in nearby Beighton Village, excellent schools, and close proximity to Rother Valley Country Park. The area enjoys great transport links via bus and Sheffield Supertram, as well as easy access to the M1 motorway and Sheffield City Centre. Just a short drive from Crystal Peaks Shopping Centre, Drakehouse Retail Park, and the Derbyshire countryside, this location offers the perfect balance of convenience and natural surroundings.



- Modern Executive Style Detached Home
- 4 Beautifully Presented Bedrooms
- Stylish Décor Throughout
- Light & Airy Flexible Accommodation
- Modern Kitchen & Bathroom

- Popular Residential Development in Sothall (S20)
- Triple Driveway and Integral Garage
- Private Enclosed Rear Garden
- Freehold
- Council Tax Band E



4 MEADOWGATE CLOSE

APPROXIMATE GROSS INTERNAL AREA = 173.7 SQ M / 1869 SQ FT
(INCLUDING GARAGE)

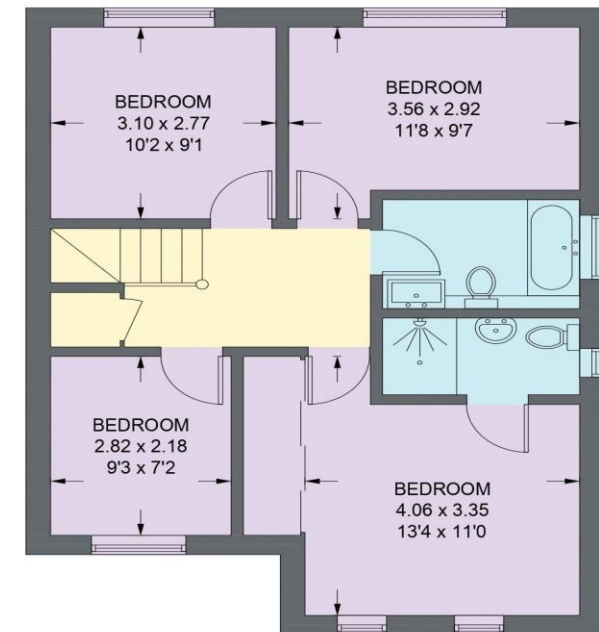
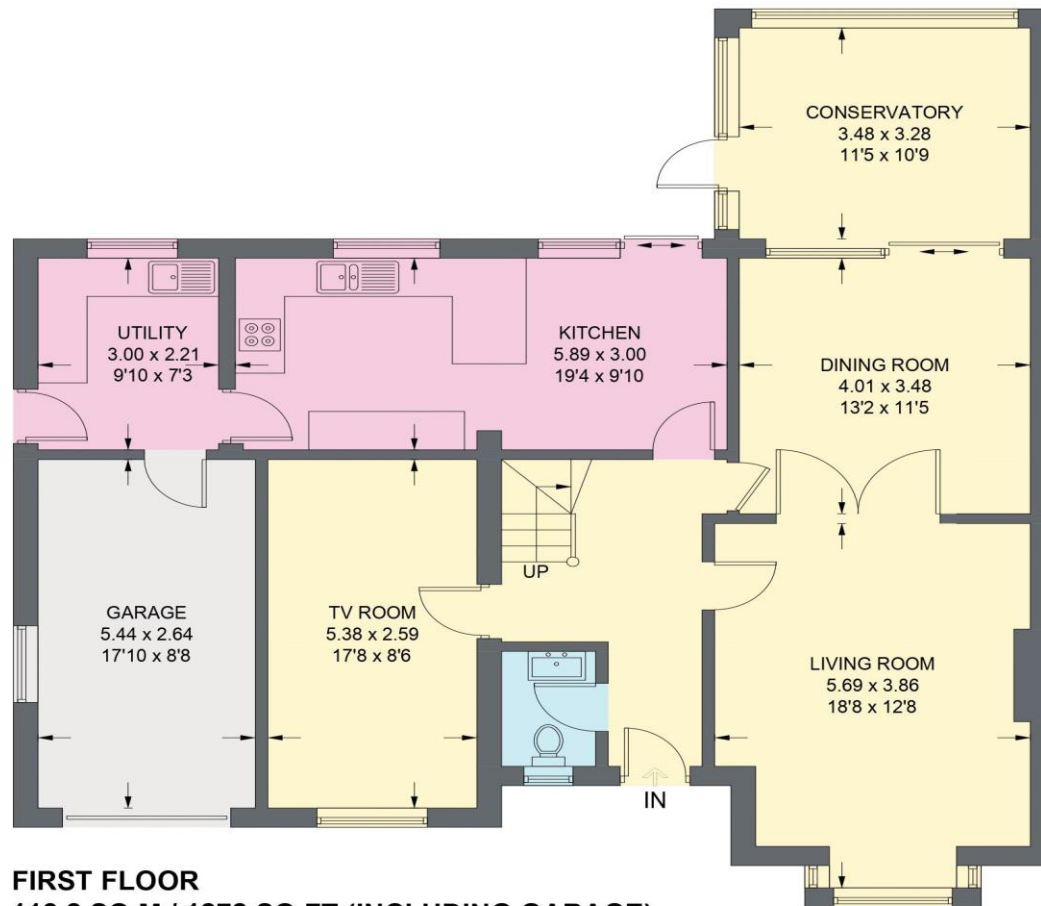


Illustration is for identification purposes only,
measurements are approximate, not to scale.

(IDNMP2/025)

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.