



## 31 Thorpe Road | Harthill | Sheffield | S26 7YF

£650,000

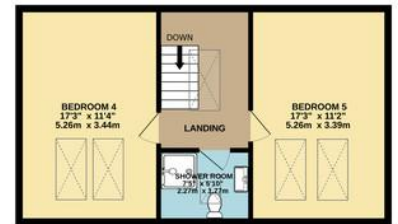
Bell & Co Estates are honoured to present this one-of-a-kind five-bedroom detached home on the outskirts of Harthill. The property opens into an elegant hallway, providing a warm and stylish welcome with WC and wash basin. The large front-facing kitchen is well-appointed with integrated appliances and ample storage, making it a functional yet beautiful space. The heart of the home is the open-plan dining, kitchen, and breakfast area, designed for modern family living and entertaining. This expansive space includes a breakfast bar and bifolding doors that open onto the rear garden, flooding the area with natural light and creating a seamless connection between indoor and outdoor spaces. A separate utility room offers practical storage and laundry space, with an integral door into the garage for added convenience with a further WC and wash basin. A study/home office/ sitting room/ play room provides a quiet retreat. The first floor houses the master suite, featuring fitted wardrobes and a luxurious ensuite with a walk-in shower, wash basin, and WC. Two additional good-sized bedrooms offer comfortable living space, while the modern family bathroom includes a bath, separate shower, wash basin, and WC. The second floor is home to two further spacious double bedrooms, providing flexible options for family, guests, or even a second office or hobby room. With further shower room complete with shower cubicle, wash basin and WC. To the front of the property, a large driveway provides ample off-road parking, complemented by a grassed area for added curb appeal. A side gate leads to the private rear garden, which features a patio area and lawn, ideal for outdoor dining, entertaining, or simply relaxing.



GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.

1ST FLOOR  
904 sq.ft. (84.0 sq.m.) approx.

2ND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 2658 sq.ft. (247.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Contact Details

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Energy rating

**B**

Valid until

**3 April 2026**

Certificate number

**8676-7134-1240-1034-3906**

**Property type**

Detached house

**Total floor area**

264 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements