

# Crucible Homes



Merbeck Drive  
High Green, S35 4DB

£355,000



## Overview

NO Chain

Three Bedrooms

Conservatory

Separate Dining Room

EPC Rating - Pending

Council Tax Band - D



## Description

**SUMMARY** Crucible Homes welcome this THREE detached FAMILY home standing proud on this popular estate within High Green.

This is a property that has been renovated and decorated to a HIGH standard, with attention to detail.

On approach to the property you will see a good size drive which will provide plenty of parking, along with an area of lawn which softens the approach.

Entry into the property you walk into an entrance hall with stairs that lead you to the first floor accommodation.

From the entrance hall you enter into a well proportioned and decorated living room, which has a feature wooden beam mantelpiece finish and decorative hearth. Through to the dining room where there is French Doors which lead you to a spacious Conservatory that looks out onto the well maintained and manicured rear enclosed garden, which is laid to lawn along with having a patio area. The garden is pleasing and a lovely space to be in on a summer evening.

The heart of this home is the kitchen which is fitted with ample wall and base units which are a





TOTAL: 121.7 m<sup>2</sup> (1,310 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Powered by www.propertyfile.co.uk

wood effect finish, which compliment the Parquet effect flooring. Attention to detail has been made within this kitchen as the walls tiles nicely compliment the black worktops that have been fitted. This is a space that welcoming and bright and airy and have the benefit of looking over the lovely rear garden.

To the first floor where you are meet with three good sized bedrooms, master having an en-suite and modern family bathroom.

Master bedroom benefits from having fitted mirrored sliding door robes, giving you plenty of hanging space. This is a well proportioned bedroom allowing you to have a good amount of furniture if desired. Through to the en-suite which is fitted a shower, low flush WC and wash hand basin. Nicely finished with part tiled walls and complimentary flooring.

The two further bedrooms are both well proportioned, both being double bedrooms but the third bedroom is currently being used as an office.

Family bathroom has fully tiled walls and fitted with bath with show over, vanity wash hand basin and low flush WC. Finished to a high standard and tastefully accessorized.

Extremally is a spacious rear enclosed garden with a raised patio area, ideally for those summer evenings along with listening to the waterfall from the beautiful fish pond and an attraction for nature. There is a good sized laid to lawn area and access to the well proportioned conservatory along with a brick built outdoor storage area.

This property is ideally placed in good distance to local amenities and Chapeltown centre which has a train station, many bus stops and a short drive to the motorway links.

This is a property that must be viewed to appreciate the space and layout that is on offer.

