



Hill Top Dungworth Sheffield S6 6GW
Offers Around £650,000

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**** FREEHOLD **** A rare opportunity has arisen to acquire this thoughtfully extended, four/five bedroom, two bathroom, stone built cottage which is favourably situated amidst delightful surroundings with magnificent views over the Valley towards Bradfield, Loxley, Sheffield and beyond. The property enjoys an enclosed rear garden and benefits from a driveway providing off-road parking, uPVC double glazing and gas central heating.

Tastefully decorated throughout, the well presented living accommodation briefly comprises uPVC door which opens into the entrance lobby which has space for coats and shoes and houses the Vaillant gas boiler. A door then opens into the dining room and kitchen. The kitchen has a range of base and drawer units. A contrasting quartz work top incorporates the sink and drainer. There is space for a five ring Range cooker, plumbing for a dishwasher along with space for an American style fridge freezer. Access into the stunning lounge with wooden flooring, windows to the front and rear allowing natural light, while the focal point is the central cast-iron stove. There is utility off with housing and plumbing for a washing machine, tumble dryer, fitted cupboards and a worktop. Access to the cellar. From the lounge, access into a rear lobby with a uPVC entrance door and access into a study/bedroom five.

A staircase rises to the first floor landing with access into the four good sized bedrooms and the main bathroom. The master is a good size double which has a feature cast iron fireplace and benefits from a dressing room and en suite shower room with WC and wash basin. The spacious family bathroom comes with a four piece suite including shower enclosure, bath, WC and wash basin.

- FANTASTIC FOUR/FIVE BEDROOM COTTAGE
- SPACIOUS & WELL PRESENTED ACCOMMODATION THROUGHOUT
- MASTER BEDROOM WITH EN SUITE & DRESSING ROOM
- SPACIOUS FOUR PIECE BATHROOM
- STUNNING VIEWS OVER ROLLING COUNTRYSIDE
- FULLY ENCLOSED GARDEN
- EASY ACCESS TO SHEFFIELD CITY CENTRE





OUTSIDE

To the side of the property is a gravelled driveway. Good sized shed offering excellent storage. A gate opens to the enclosed rear garden which has a hardstanding for a hot tub. Seating area, low stone boundary wall and a further lawn.

LOCATION

The property is located in this fantastic rural position yet within ease of access to Sheffield city centre and located just a short distance from Our Cow Molly ice cream parlour.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 166.3 sq. metres (1790.2 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

www.saxtonmee.co.uk

