



Springwood Gardens High Green Sheffield S35 4LN  
Guide Price £425,000



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**GUIDE PRICE £425,000-£450,000 \*\* FREEHOLD \*\* SOUTH-WEST FACING REAR GARDEN \*\***  
Viewing is essential to appreciate the accommodation on offer of this five bedroom, three bathroom detached family home which enjoys a fully enclosed rear garden and benefits from a driveway providing off-road parking, an integral garage, uPVC double glazing and gas central heating. The property is situated on a cul-de-sac position and ideally located for good schools, parks, transport links, the M1 motorway, and Chapeltown train station.

With over 1,810 square foot of luxurious living accommodation this briefly comprises front composite door which opens into the entrance hall with access into the fabulous kitchen/dining room, study/bedroom five and the garage. The heart of this home is the stylish kitchen which boasts floor-to ceiling windows allowing lots of natural light. There is a modern range of wall and base units. A contrasting solid quartz worktop incorporate the sink, drainer and the five ring hob with extractor above. Integrated appliances include a Neff oven, microwave, fridge, freezer, dishwasher and wine cooler. There is a central island and ample space for a dining table and chairs.

From the entrance hall, a staircase rises to the first floor landing with a large storage cupboard and access into three large double bedrooms and the family bathroom. The master comes with the added advantage of an en suite shower room with WC and wash basin. The bathroom is fully tiled and comes with a three piece suite.

From the entrance hall, a staircase descends to the lower ground floor landing with a separate WC, utility, bedroom two and the lounge. The utility has a sink, drainer, housing and plumbing for a washing machine and tumble dryer. The L shaped good sized lounge has uPVC French doors opening onto the garden. The bedroom has an en suite shower room.

- HIGH SPECIFICATION - WITH INTERNAL UPGRADES
- FIVE BEDROOMS & THREE BATHROOMS
- VERSATILE LIVING SPACE
- SOUTH-WEST FACING LANDSCAPED REAR GARDEN
- DRIVEWAY & GARAGE
- FAR-REACHING VIEWS
- COUNTRYSIDE WALKS NEARBY
- SET OVER THREE SPACIOUS LEVELS







## OUTSIDE

To the front of the property is a driveway providing off-road parking. Integral garage with up and over door, electric and lighting and houses the wall mounted gas boiler. The fully enclosed rear garden has a wooden decked area, patio, lawn and planted area.

## LOCATION

Springwood Gardens is a quiet cul de sac, well-placed for local shops and amenities, good local schools, recreational facilities, public transport links, Chapeltown train station, and access to the city centre, hospitals, Meadowhall and the M1 Motorway.

## MATERIAL INFORMATION

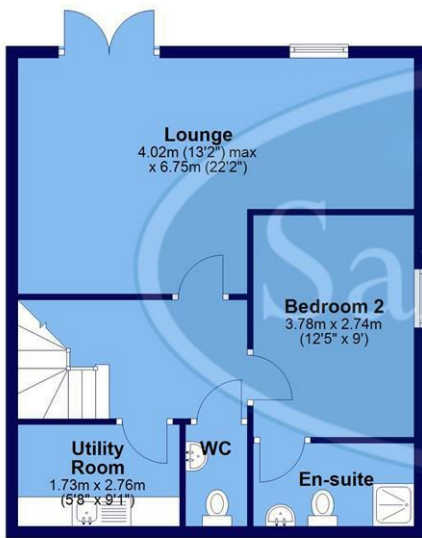
The property is Freehold and currently Council Tax Band E.

## VALUER

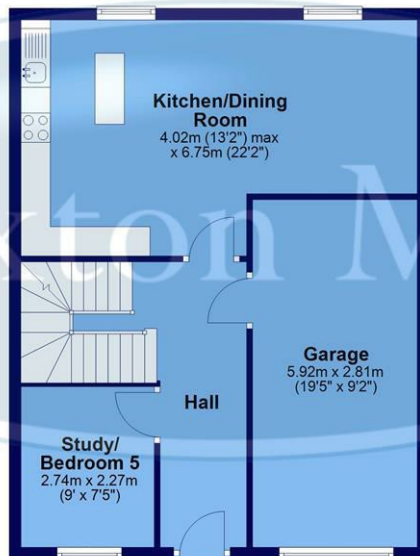
Greg Ashmore MNAEA

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.

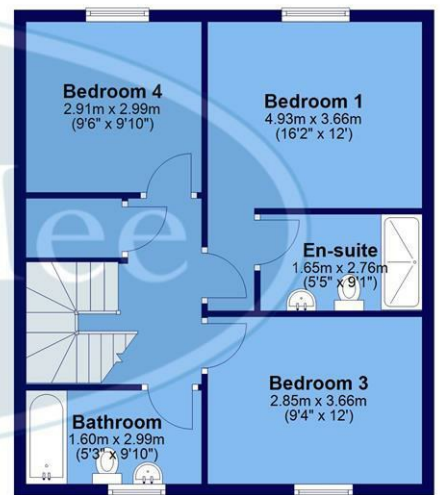
Approx. 53.8 sq. metres (579.4 sq. feet)



Approx. 61.5 sq. metres (661.7 sq. feet)



Approx. 53.1 sq. metres (572.0 sq. feet)



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

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

Energy Source	CO <sub>2</sub> Rating	CO <sub>2</sub> Emissions (g/kWh)	Current	Potential
(92 plus)	A	0 - 100		
(81-91)	B	100 - 200		
(69-80)	C	200 - 300		
(35-68)	D	300 - 400		
(29-54)	E	400 - 500		
(21-38)	F	500 - 600		
(1-20)	G	600 - 1000		

England & Wales

EU Directive