



**SOLD**  
subject to contract  
Residential



Cinder Hill Lane Ecclesfield Sheffield S35 9WH  
Guide Price £525,000

# Cinder Hill Lane

## Sheffield S35 9WH

### Guide Price £525,000

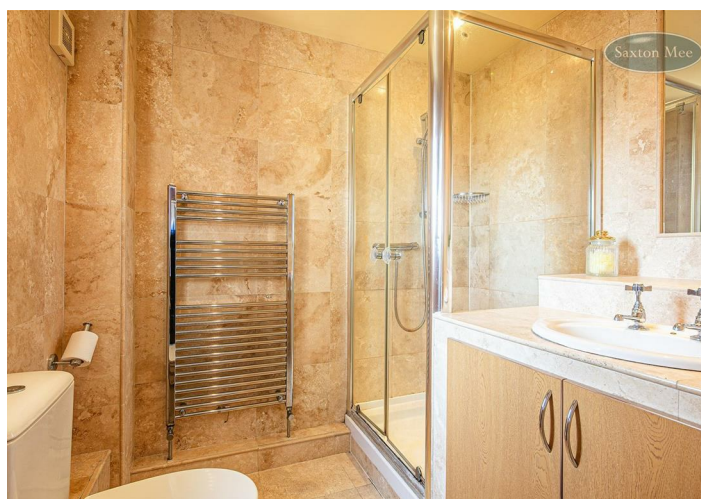
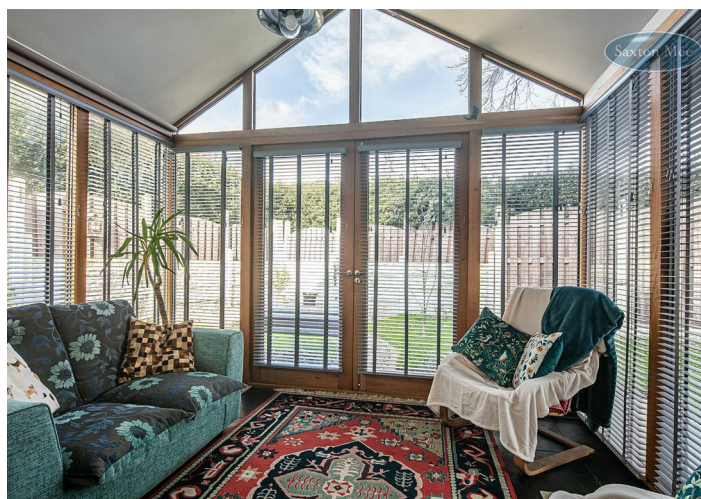
GUIDE PRICE £525,000-£550,000 \*\* FREEHOLD \*\* Situated in this idyllic location is this four bedroom, two bathroom, stone built detached property which enjoys gardens to three sides and benefits from a gated entrance, a driveway providing off-road parking for up to three cars, a double garage with electric door, uPVC double glazing and gas central heating.

The accommodation briefly comprises front uPVC door which opens into a porch with a further uPVC door that opens into the entrance hall with a downstairs WC and oak flooring, from here there is a access to a study, the kitchen/breakfast room and the lounge/diner. The good sized open plan lounge/diner has dual aspect windows allowing lots of natural light, while the focal point is the cast iron multi-fuel stove set on a slate hearth. Three bi-fold doors open into the extended garden room which has slate flooring and underfloor heating and is perfect for enjoying the lovely garden views. The well designed kitchen has an ample range of wall, base and drawer units along with a laundry cabinet with integrated washing machine. Contrasting granite worktops incorporate the sink and drainer. Integrated appliances include a fridge, two freezers, dishwasher along with housing for an oven with extractor above. There is slate flooring and a side uPVC entrance door.

From the entrance hall, a staircase rises to the first floor landing with a Velux allowing natural light into the stairwell. Access into the four bedrooms and the family bathroom. The master bedroom benefits from fitted wardrobes, an en suite shower room and access to a balcony enjoying the countryside views. Bedroom four has access into the loft space. The bathroom comes with a three piece suite including bath with shower attachment, WC and wash basin.

- VIEWING IS ESSENTIAL
- LOVELY FOUR BEDROOM/TWO BATHROOM FAMILY HOME
- DOWNSTAIRS WC & STUDY
- OPEN PLAN LOUNGE/DINER, KITCHEN/BREAKFAST ROOM & GARDEN ROOM
- GARDENS TO THREE SIDES
- GATED ENTRANCE, DRIVEWAY & DOUBLE GARAGE
- SOUGHT-AFTER-LOCATION
- COUNTRYSIDE WALKS





## OUTSIDE

Electric gates open to this fully enclosed plot. There is a block paved driveway providing off-road parking for up to three cars and this leads to the double garage with electric door, an EV charger, storage in the roof space, electric and lighting. A stream runs to the south of the property. There are lawned gardens, seating areas and an allotment area. There is a south facing canopy with lighting and electric points. Greenhouse and garden shed.

## LOCATION

Situated within a popular area with easy access to open countryside, woodland walks and close to local Schools and bus services.

## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

## VALUER

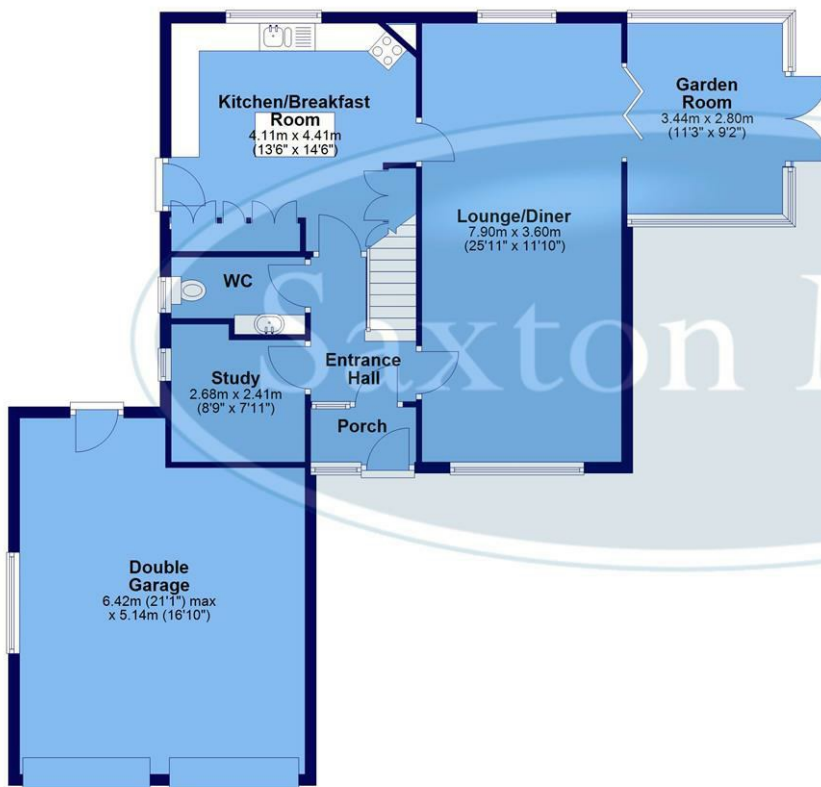
Greg Ashmore MNAEA

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.



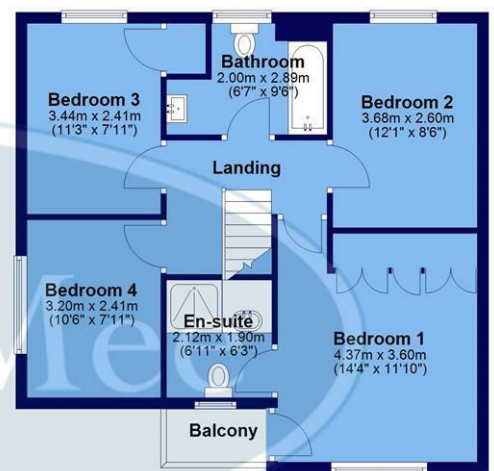
### Ground Floor

Approx. 105.0 sq. metres (1130.6 sq. feet)



### First Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 163.8 sq. metres (1763.5 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](http://www.saxtonmee.co.uk)

