



**Farnaby Gardens High Green Sheffield S35 4FZ**  
**Guide Price £325,000**



# Farnaby Gardens

Sheffield S35 4FZ

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GUIDE PRICE £325,000-£335,000 \*\* FREEHOLD \*\* Situated on this quiet cul-de-sac is this four bedroom detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway, a garage, uPVC double glazing and gas central heating.

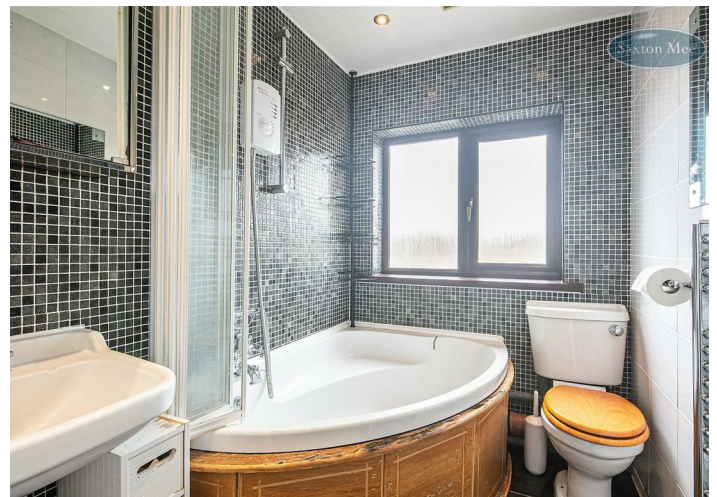
In brief, the living accommodation comprises: enter through a front uPVC door into the entrance hall with an under stair storage cupboard and downstairs WC with access into the lounge and the kitchen. The lounge has an electric fire set in attractive surround and a rear uPVC door opens onto the garden. The kitchen has a range of units with contrasting worktops which incorporate the sink and drainer. There is space for an oven with extractor above, plumbing for a washing machine, dishwasher as well as integrated appliances including a fridge and freezer. Breakfast bar area and side uPVC entrance door. Accessed from both the kitchen and lounge is the dining room with uPVC French doors into the garden room.

From the entrance hall, a staircase rises to the first floor landing with access into the loft space, storage cupboard, the four bedrooms and the bathroom. The principal bedroom has fitted wardrobes and a dressing table. The bathroom has four piece suite including a corner bath with electric shower, WC and wash basin.

- FOUR BEDROOM DETACHED PROPERTY
- LOUNGE, DINING ROOM & GARDEN ROOM
- KITCHEN
- FULLY ENCLOSED REAR GARDEN
- DOUBLE-WIDTH DRIVEWAY
- GARAGE
- QUIET CUL-DE-SAC
- GREAT COMMUTER LOCATION WITH EASY ACCESS TO SHEFFIELD & M1 MOTORWAY
- AMENITIES & WELL REGARDED LOCAL SCHOOLS
- FREEHOLD







## OUTSIDE

Front lawned garden. To the front is a double-width blocked paved driveway which leads to the garage with up and over door, electric, lighting and houses the gas boiler. Access down the side of the property leads to the fully enclosed garden which includes two wooden decked areas, lawn, planted area and a garden shed/summer house.

## LOCATION

Located on this quiet cul-de-sac in the great commuter location of High Green, surrounded by outstanding schools, close to an array of amenities including the local sports centre, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

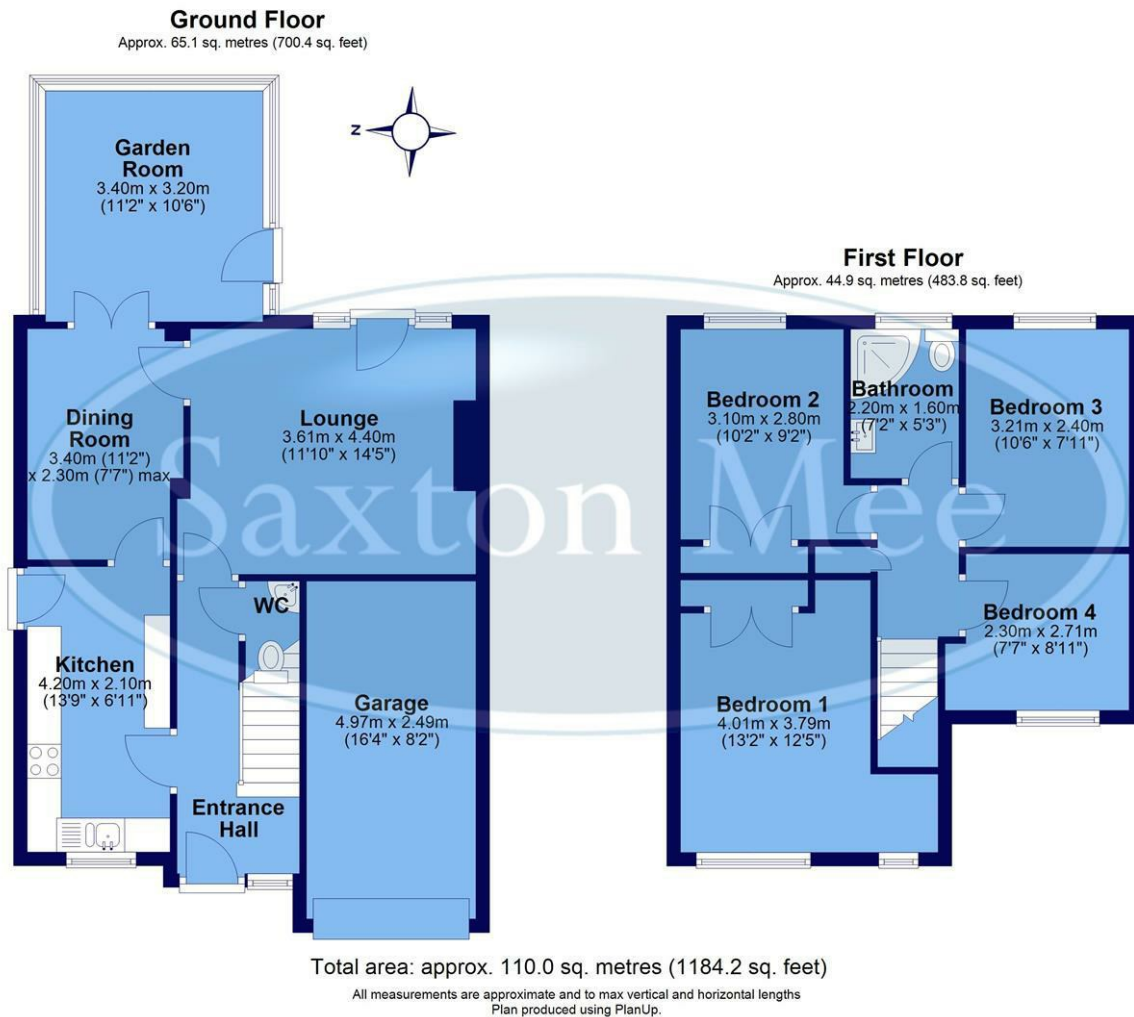
## MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

## 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.



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