



Green Lane Wharnccliffe Side Sheffield S35 0BL
Guide Price £575,000

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GUIDE PRICE £575,000-£595,000 ** FREEHOLD ** NO CHAIN ** Situated on Green Lane in this quiet and desirable residential area of Whamcliffe Side is this four bedroom, three bathroom detached character property which enjoys a well maintained, low maintenance south facing garden. A substantial double garage with double-width driveway, gas central heating and uPVC windows. The property is built from locally sourced materials of natural stone and slate, has solid internal walls with hand made fittings and doors throughout, all finished to an extremely high standard. Viewing is essential to truly appreciate the space, features and finish of this property.

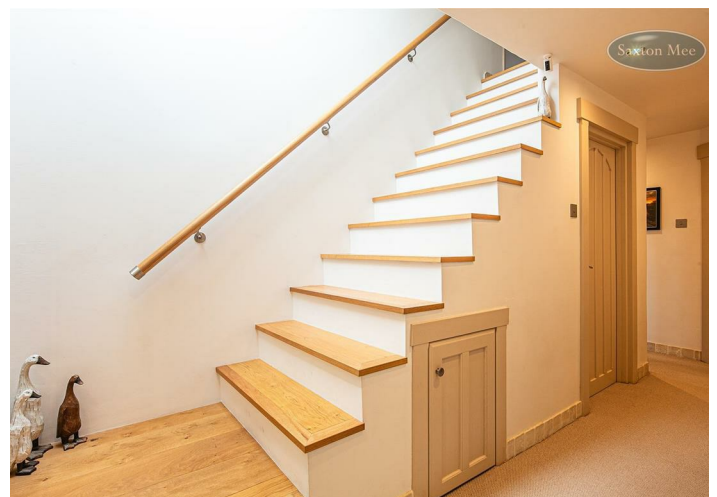
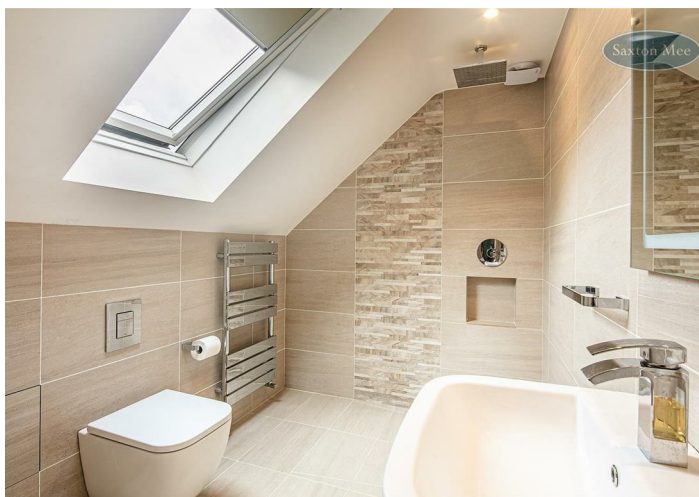
Tastefully decorated in neutral tones, the well presented living accommodation briefly comprises of; an entrance hall with downstairs WC and an under stair storage cupboard. The hall leads to the lounge, kitchen, and one of four double bedrooms. The spacious lounge has attractive oak flooring, natural stone mullions framing the windows and a stunning feature fireplace. The French doors and windows make this a bright and airy space. The kitchen has a range of contemporary shakers units with contrasting worktops and tiles. All appliances are integrated, include a double electric oven, four ring hob with extractor, microwave, dishwasher, fridge and freezer giving appliances free clean lines. A tiled floor flows into the dining room with French doors opening to the rear garden.

An oak staircase rises from the entrance hall to the first floor landing giving access to two further double bedrooms and shower room. The principal has en suite with walk in shower, WC and wash basin. The wardrobes are fitted with sliding doors giving considerable eaves storage. Bedroom two also has eaves storage and access into the loft space.

A second staircase from the hall descends to the lower ground floor leading to bedroom four the garage and boot room. Bedroom four has fitted wardrobes, en suite shower room with WC and wash basin.

- VIEWING IS ESSENTIAL
- LOVELY FAMILY HOME
- FOUR BEDROOMS, THREE BATHROOMS DETACHED PROPERTY
- SPACIOUS LOUNGE
- DINING ROOM & KITCHEN
- WELL MAINTAINED SOUTH FACING GARDEN
- SUBSTANTIAL GARAGE
- DOUBLE-WIDTH DRIVEWAY
- QUIET & DESIRABLE LOCATION
- EASY ACCESS TO SHEFFIELD & MOTORWAY NETWORK





OUTSIDE

To the front of the property, a private driveway leads to the substantial garage with remotely controlled exterior doors. The property enjoys well maintained gardens with artificial lawns and patio and a seating area.

LOCATION

The villages of Wharnccliffe Side and Oughtibridge are close by with excellent local amenities including café, pubs, GP Doctors surgery, a Co-op and good local schools. Glen Howe Park is on the doorstep with a children's play area and acres of green open space. Fox Valley Shopping Centre is only a short car journey as too is Sheffield City Centre with its excellent amenities, Universities and Hospitals. There are excellent motorway links and a train station only 25 minutes away. Bradfield and the Peak District are only a short drive away but there are stunning county walks on the doorstep including Glen Howe Park, Morehall and Ewden Dams.

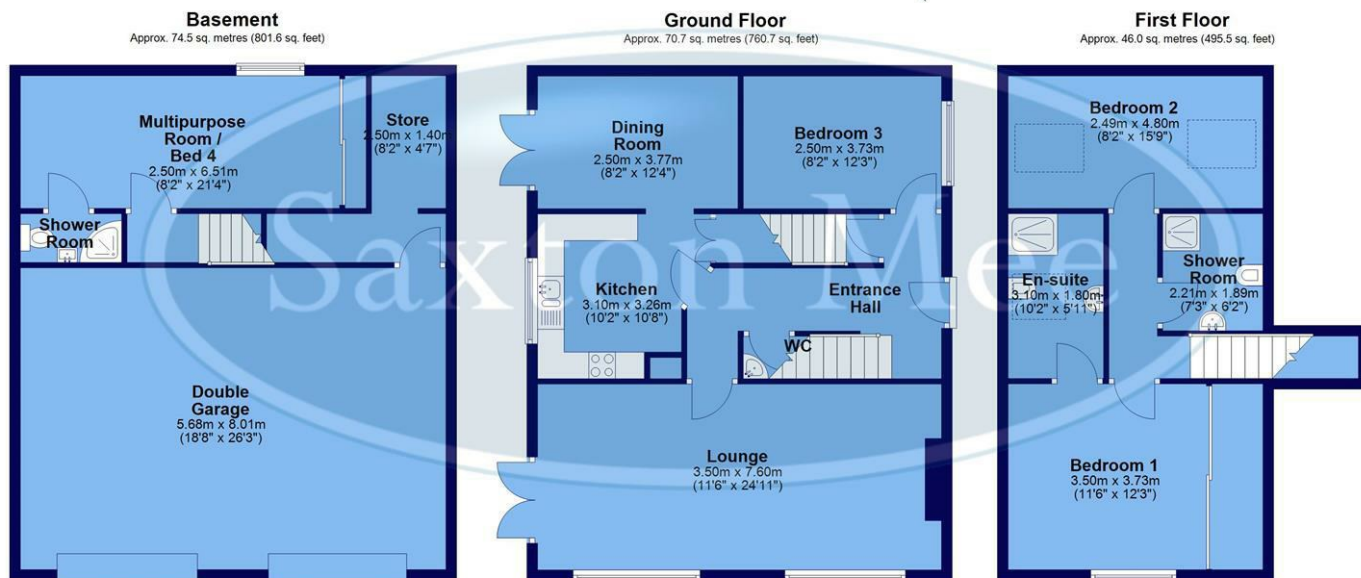
MATERIAL INFORMATION

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.



Total area: approx. 191.2 sq. metres (2057.8 sq. feet)

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

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