



BEECROFT
ESTATES

9 Mellor Lea Farm Garth

Ecclesfield, Sheffield, S35 9TY

Offers In The Region Of £310,000



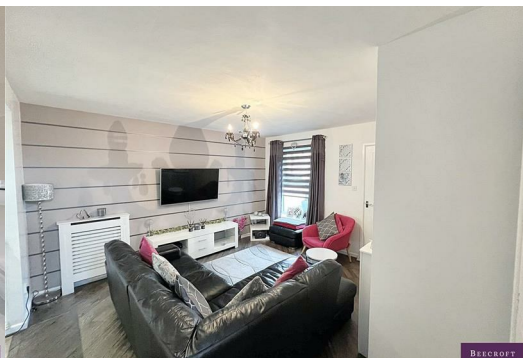
Your Dream Home Awaits in the Heart of Ecclesfield!!

Love the area? Now's your chance to call it home! We're delighted to bring to market this rarely available, beautifully presented three-bedroom detached family home, tucked away in a peaceful cul-de-sac in the ever-popular village of Ecclesfield.

This immaculate property is ready to move straight into—perfect for growing families, first-time buyers, or professionals searching for their forever home. Featuring spacious and well-maintained interiors, it offers both comfort and practicality.

Enjoy the convenience of having highly regarded schools, local shops, supermarkets, restaurants, and healthcare facilities all within walking distance. With excellent public transport links nearby and just a short drive to the M1 motorway, commuting couldn't be easier.

Don't miss your chance to make this exceptional property yours – schedule your viewing today before it's gone!!



Entrance Lobby

A welcoming entrance lobby provides convenient access to the cloakroom and leads seamlessly into the cosy lounge.

Cloakroom

A sleek and modern cloakroom featuring a stylish vanity wash hand basin, low flush WC, and a front-facing window that provides natural light and ventilation.

Lounge

Relax in this stylish and modern lounge, open plan to the kitchen diner for a sociable and spacious feel. A front aspect window fills the room with natural light, while a useful storage cupboard keeps things tidy. An open staircase rises gracefully to the first floor accommodation, adding to the contemporary charm.

Kitchen/Diner

Entertain with ease in this fantastic modern kitchen diner, beautifully appointed with sleek handleless grey wall and base units. It features a one and a half bowl sink with mixer tap, electric oven, stainless steel extractor fan, and a full suite of integrated appliances—including a microwave, dishwasher, washing machine, and fridge/freezer. There's ample space for a dining suite, perfect for family meals or hosting guests. A rear aspect window and French doors flood the space with light and provide access to the conservatory, while a convenient side door opens directly to the garden.

Conservatory

A fantastic additional space to relax, this generous-sized conservatory offers a bright and airy atmosphere. French doors provide easy access to the garden, seamlessly blending indoor and outdoor living.

Landing

The landing offers access to the loft, which is part-boarded for convenient storage, along with two additional useful storage cupboards, ensuring plenty of space to keep things organized.

Master Bedroom

This beautifully presented rear aspect master bedroom boasts fitted wardrobes offering ample hanging and storage space. It also provides direct access to the ensuite, creating a private and functional retreat.

En-Suite

A lovely en-suite featuring a sleek vanity wash hand basin, low flush WC, and a tiled shower cubicle with a thermostatic shower. The side aspect window allows natural light and ventilation.

Bedroom Two

A comfortable double bedroom with a front aspect, featuring fitted wardrobes that provide convenient hanging and storage space.

Bedroom Three

The third and final bedroom, with a front aspect, offers flexibility with space to install your own storage solutions if required, making it a versatile room for various needs.

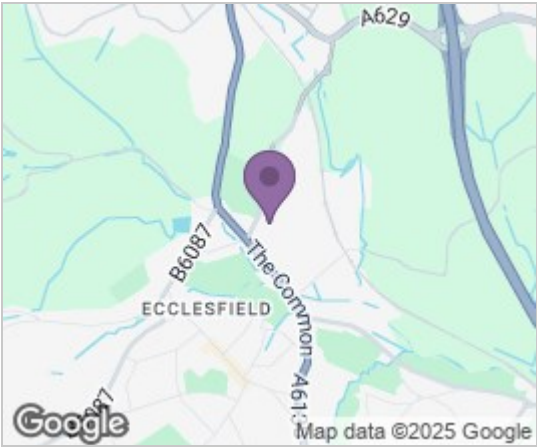
Bathroom

A fully tiled, modern rear-aspect bathroom featuring a bath with a shower and a glass shower screen, complemented by a stylish vanity wash hand basin and low flush WC. The space is enhanced with ceiling downlighters and a chrome-finished heated towel rail, adding both functionality and a touch of luxury.

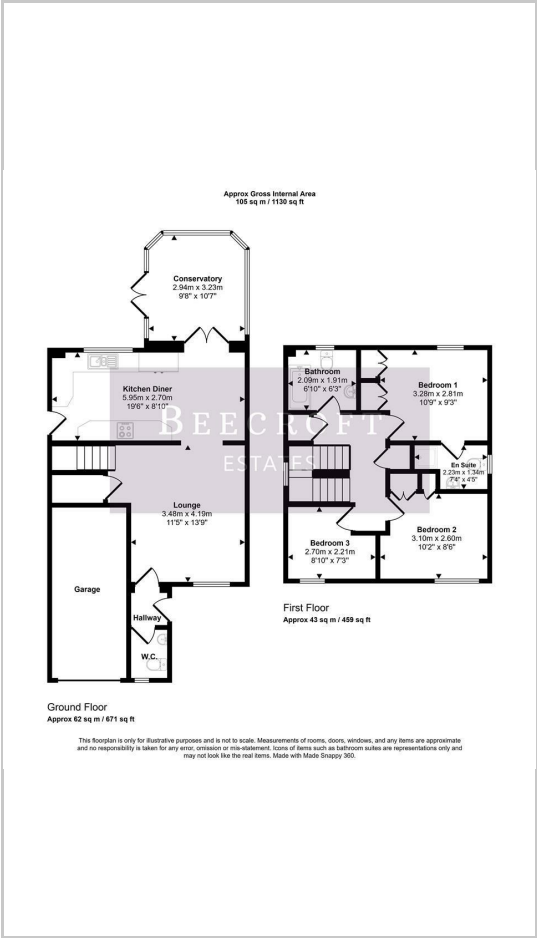
Exterior

Greeting you at the property is a driveway providing off-road parking and leads to the garage. To the rear, you'll find an enclosed, good-sized garden featuring a decked patio ideal for outdoor entertaining, along with a neatly laid lawn and established pebbled borders.

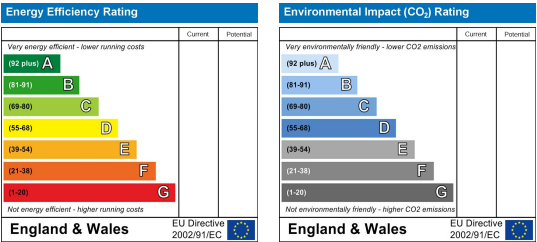
Area Map



Floor Plans



Energy Efficiency Graph



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