

HUNTERS[®]

HERE TO GET *you* THERE



Thompson Hill

High Green, Sheffield, S35 4JW

Guide Price £300,000



- 3/4 BED DETACHED PROPERTY
- EXTENDED WITH SCOPE FOR FURTHER EXTENSION
- GENEROUS DIMENSIONS THROUGHOUT
- DRIVEWAY AND GARAGE
- COUNCIL TAX BAND D
- NO UPWARD CHAIN
- CONTEMPORARY KITCHEN AND BATHROOMS
- WELL LANDSCAPED GARDENS
- GOOD COMMUTER LOCATION

Tel: 0114 257 8999

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GUIDE PRICE £300,000 - £325,000. NO UPWARD CHAIN! STEP INSIDE THIS EXTENDED, BEAUTIFULLY PRESENTED 3/4 BEDROOM DETACHED PROPERTY HOSTING A SIZEABLE PLOT WITH PLENTY OF EXTENSION POTENTIAL IN THE PERFECT COMMUTER LOCATION OF HIGH GREEN, close to an array of amenities including the local leisure centre, surrounded by reputable schools, a stones throw from the local countryside, minutes away from the M1 with direct roads leading to Sheffield, Barnsley and Rotherham. This superb family home hosts a large corner plot with land to three sides, giving plenty of opportunity to extend further or provide yourselves with extra off road parking if desired, it has recently been upgraded over the last few years including a new kitchen, two new bathrooms and new carpets, it boasts generous dimensions throughout with three good sized double bedrooms and a vast living room, a low maintenance, well landscaped garden and with no upward chain it is ready and waiting for you to put your own stamp on it! Briefly comprising entrance porch, hallway, downstairs WC, living room, sun room, kitchen/diner, downstairs study/bedroom 4, master suite with ensuite shower room, two further double bedrooms, family bathroom and extra long garage. Must be seen to truly appreciate the size, the plot and potential....book now to avoid disappointment!

ENTRANCE PORCH

Through a glazed uPVC door leads into this handy porch area, perfect for muddy paws or wellies, comprising lighting and glazed wood door leading into the entrance hallway.

ENTRANCE HALLWAY

A grand entrance hallway making a great impression on any guest, comprising laminate flooring, wall mounted radiator and staircase rising to the first floor.

DOWNSTAIRS WC/CLOAKROOM

A convenient downstairs WC, always useful in a busy household, comprising low flush WC, rectangular wall mounted ceramic hand basin, frosted uPVC window and concertina door opening out into a large store room/cloakroom area.

LIVING ROOM

24'5 x 10'11 (7.44m x 3.33m)

A vast living area drenched in natural light through a large front facing uPVC bay window, a decorative stone fireplace and mantle house an flame effect electric stove giving a great focal point to the room and cosy feel in the wintry months, also comprising laminate flooring, two wall mounted radiators, aerial point, telephone point and sliding patio doors leading into the sun room. This room could easily be put back into two rooms with the French doors if desired.

SUN ROOM

10'10 x 5'5 (3.30m x 1.65m)

A brilliant addition to the home, giving you extra living space to use as you wish and/or a room allowing you to enjoy the garden all year round, comprising laminate flooring, lighting, sockets, built in cupboard that houses the Combi boiler and sliding uPVC doors leading directly out onto the decked patio.

KITCHEN/DINER

11'06 x 6'10 (3.51m x 2.08m)

A contemporary white gloss kitchen offering an array of wall and base units providing plenty of storage space, contrasting wood effect work surfaces including breakfast bar, inset black one and a half bowl sink and drainer with chrome mixer tap and built in incinerator, integrated electric hob and stainless steel oven, extractor hood above, space for a tall fridge/freezer, under counter space and plumbing for washing machine, inset spots, uPVC window over looking the garden, all opening out into the dining room creating a great family/social space; comprising uPVC window and wall mounted radiator.

STUDY/BEDROOM 4

8'0 x 7'5 (2.44m x 2.26m)

Currently used as a home office but was originally classed as Bedroom 4, comprising aerial point, wall mounted radiator and front facing uPVC window.

LANDING

A roomy, gallery style landing comprising uPVC window and loft hatch complete with ladders leading to a fully boarded loft with lighting. Doors lead to all bedrooms and bathroom.

MASTER BEDROOM

13'2 x 11'0 (4.01m x 3.35m)

A large, impressive master bedroom hosting plenty of solid wood fitted wardrobes offering that extra storage space we all crave, comprising rear facing uPVC window, wall mounted radiator and door leading to the ensuite shower room.

ENSUITE SHOWER ROOM

9'11 x 5'4 (including store) (3.02m x 1.63m (including store))

A sleek shower room, tiled in fresh white, comprising corner shower unit, low flush WC, wall mounted white gloss vanity unit with inset ceramic sink, wall mounted chrome heated towel rail, inset spot lights, frosted uPVC window and double doors leading to a large airing cupboard which currently also houses a dryer as the store room has both lighting and sockets.

BEDROOM 2

10'10 x 10'8 (3.30m x 3.25m)

A sumptuous double bedroom hosting a wall of white wooden fitted wardrobes and extra vanity unit/drawers, also comprising wall mounted radiator and front facing uPVC window.

BEDROOM 3

11'6 x 7'6 (3.51m x 2.29m)

A further double bedroom hosting a wall mounted radiator, aerial point and front facing uPVC window.

BATHROOM

9'9 x 5'6 (2.97m x 1.68m)

A stylish, generously sized family bathroom, fully tiled in 'on trend' grey, comprising bath with contemporary telephone tap with shower head, low flush WC, white gloss vanity unit with large inset ceramic sink, wall mounted chrome heated towel rail, inset spots and frosted uPVC window.

GARAGE

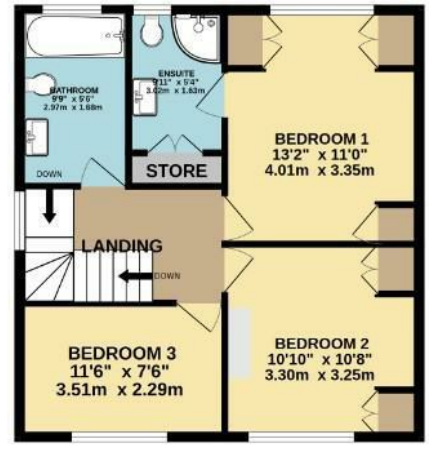
23'1 x 8'3 (not including side extension) (7.04m x 2.51m (not including side extension))

An extra long detached garage providing that extra storage we all want or secure off road parking, complete with an electric roller garage door, single glazed window, side door leading directly to the garden, with lighting and sockets throughout.

EXTERIOR

The property boasts a wonderful corner plot with extensive gardens and land to front, side and rear. The front boasts an abundance of kerb appeal with a large neat lawn area, blossom filled trees, established and well tamed hedges and colourful shrubs all alongside a long driveway providing off road parking for at least two cars. To the side of the property is a hidden garden, which was originally destined to be a further double drive and hosts a drop kerb on the other side of the fence, however it has recently been changed into a little allotment with well stocked raised beds. To the rear of the property is a well landscaped, fully decked, sun trap of a garden, perfect for entertaining in the summer months and also boasting a summer house, handy outdoor storage cupboard down the side of the house and lighting posts throughout.

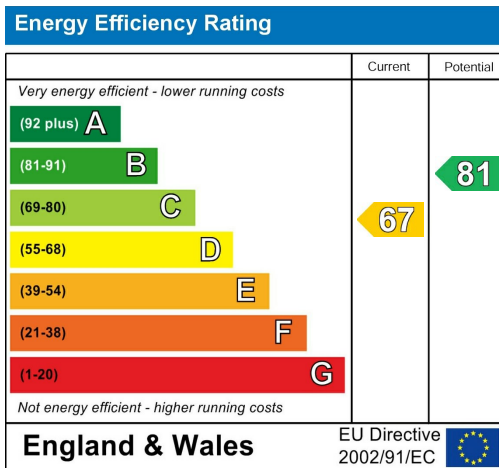
Floorplan







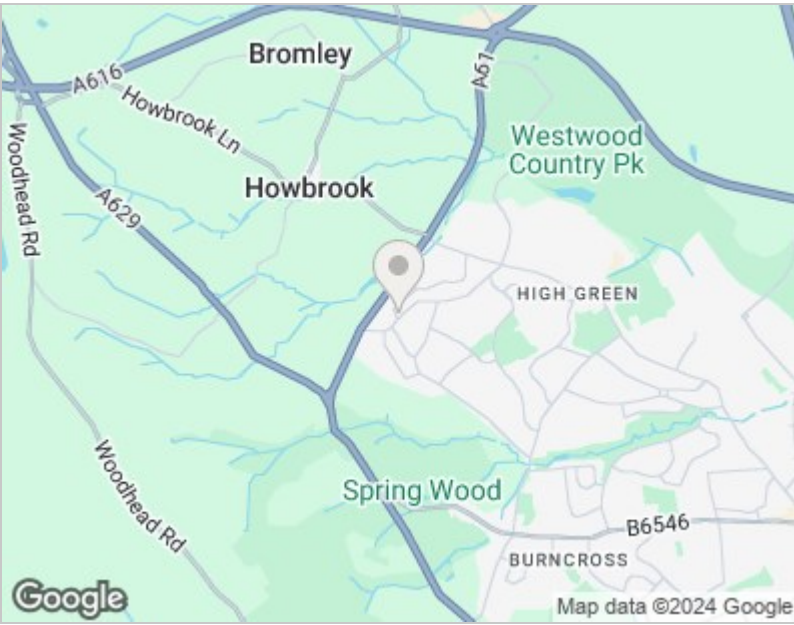
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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