



## Thompson Hill

High Green, Sheffield, S35 4JW

Guide Price £325,000 - £350,000



- 4 BED EXTENDED DETACHED
- EXTENDED GARAGE OFFERING PLENTY OF POSSIBILITIES
- FLEXIBLE LAYOUT
- BENEFITS FROM SOLAR PANELS
- GOOD COMMUTER LOCATION
- CONTEMPORARY KITCHEN AND BATHROOMS
- OPEN PLAN LIVING SPACE
- SIZEABLE WELL LANDSCAPED GARDEN
- AMPLE OFF ROAD PARKING
- COUNCIL TAX BAND D

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**UNEXPECTEDLEY BACK ON THE MARKET! GUIDE PRICE £325,000 - £350,000.** Nestled in the desirable area of Thompson Hill, High Green, Sheffield, this stunning extended four-bedroom detached house offers a perfect blend of modern living and comfort. Located in a popular commuter location, close to an array of amenities, surrounded by reputable schools, minutes away the M1, serviced by good public bus routes and with direct roads leading to Sheffield, Barnsley and Rotherham.

The contemporary kitchen is a true highlight, featuring sleek finishes with granite work surfaces and ample storage, the bathrooms have also been thoughtfully designed, providing a touch of luxury to your daily routine. The property boasts a low-maintenance, well-landscaped garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. This tranquil space is ideal for family gatherings or simply unwinding after a long day. Additionally, the extended garage offers a wealth of possibilities, whether you envision it as a workshop, an annex, a guest suite, extra storage, or even a home office.

Briefly comprising entrance hall, downstairs WC, kitchen, living room opening out into a dining room, master bedroom with dressing area and ensuite, three further double bedrooms and an impressive family bathroom.

With its generous living spaces and thoughtful design, this property is sure to appeal to a variety of buyers seeking a contemporary home in a sought-after location. Don't miss the opportunity to make this exceptional house your new home...book your viewing today!

## ENTRANCE HALL

Through a glazed uPVC door leads into a roomy entrance hall, a great impression on any guest, comprising oak flooring, door leading to a large storage cupboard/cloakroom, vertical white radiator, uPVC window, inset spotlights, door leading to the WC and stairs rising to the first floor.

## DOWNSTAIRS WC

A handy addition to any busy household comprising 'on trend' grey tiling, low flush WC, white gloss vanity unit with inset sink, wall mounted radiator, extractor fan, inset spots and frosted uPVC window.

## LIVING ROOM

A light and airy living space drenched in natural light through a large floor to ceiling uPVC window that also frames the garden perfectly, also comprising aerial point, two vertical radiators and an archway opening out into the dining room creating a great social space or family hub.

## DINING ROOM

Comprising wall mounted radiator and uPVC French doors opening out onto the patio.

## KITCHEN

A beautiful kitchen hosting an array of white gloss wall and base units, luxurious granite work surfaces, inset stainless steel sink with carved drainer and mixer tap, Neff stainless steel gas five ring hob, electric oven and extractor hood above, under counter space and plumbing for a washing machine, space for an American style fridge/freezer, plinth heater, two uPVC windows, inset spotlights and large under stairs storage cupboard.

## MASTER BEDROOM

A spacious double bedroom with allocated dressing area, comprising two uPVC windows, two wall mounted radiators, aerial point and door leading to an ensuite shower room.

## ENSUITE

Tiled in natural tones, comprising corner shower cubicle, low flush WC, white corner sink, wall

mounted chrome heated towel radiator, extractor fan and inset spots.

## BEDROOM 2

A further good sized double bedroom comprising wall mounted radiator, aerial point and uPVC window.

## BEDROOM 3

A third double bedroom comprising large built in storage cupboard, wall mounted radiator, aerial point and front facing uPVC window.

## BEDROOM 4

Currently used as a home office with fitted work surfaces, comprising oak flooring, telephone point, wall mounted radiator and uPVC front facing window.

## BATHROOM

A stylish, generously sized bathroom, tiled in serene natural tones, comprising bath, large walk in shower cubicle with drench shower, wall mounted wooden vanity unit with inset sink, wall mounted white radiator, wall mounted chrome heated towel rail, inset spot lights, extractor fan, shaver point and frosted uPVC window.

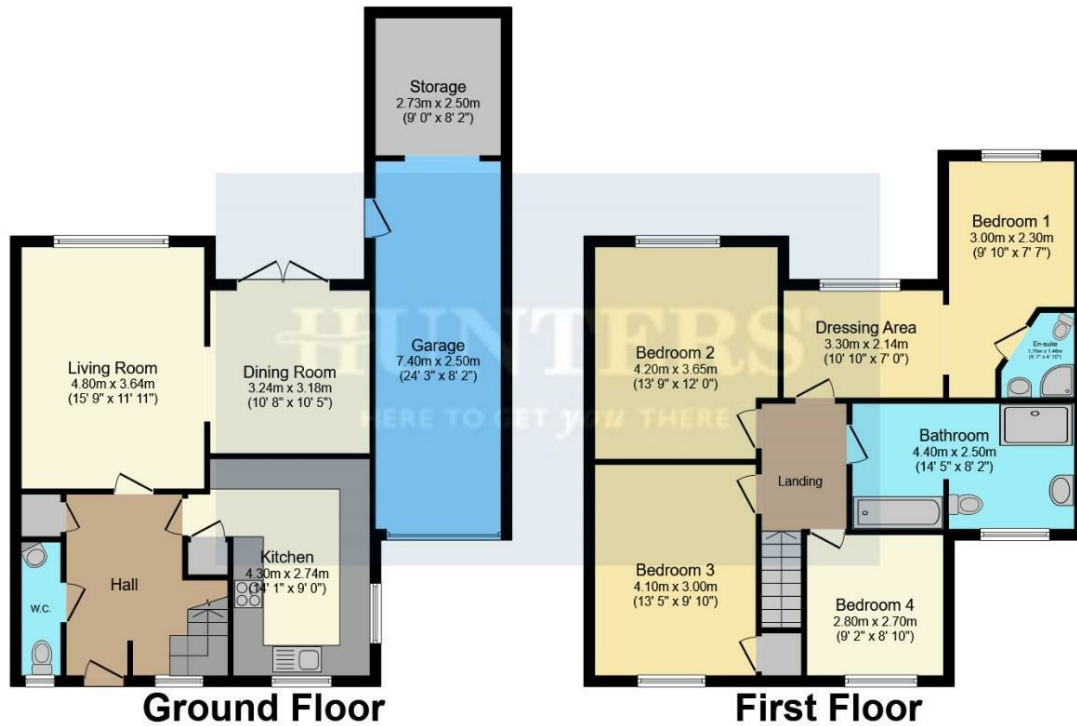
## GARAGE

An extended and extremely long garage, currently divided into two designated spaces, the possibilities with this space are endless; a downstairs guest room, storage space, workshop, home gym, currently comprising electric roller shutter door, lighting, sockets, wall mounted boiler, hot water cylinder, fitted work surface with white gloss base cupboards, stainless steel sink and drainer with cold water tap, under counter space and plumbing for a washing machine and uPVC side door leading too and from the garden.

## EXTERIOR

The front of the property boasts ample off road parking on a stone walled driveway. To the rear of the property is a fully enclosed, sun drenched garden boasting an extensive slabbed patio area perfect for entertaining in the summer months, neat lawned area and low maintenance pebbled areas currently hosting plenty of colourful pots.

# Floorplan



Total floor area 156.5 m<sup>2</sup> (1,685 sq.ft.) approx

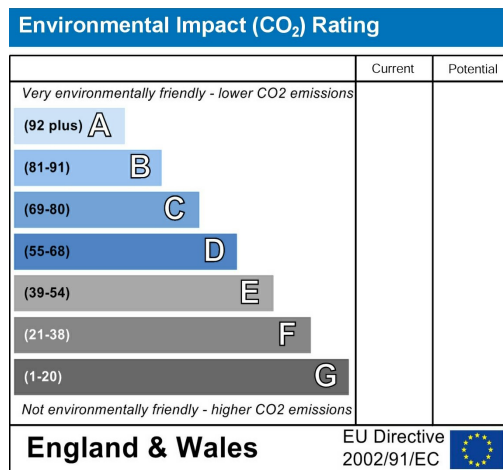
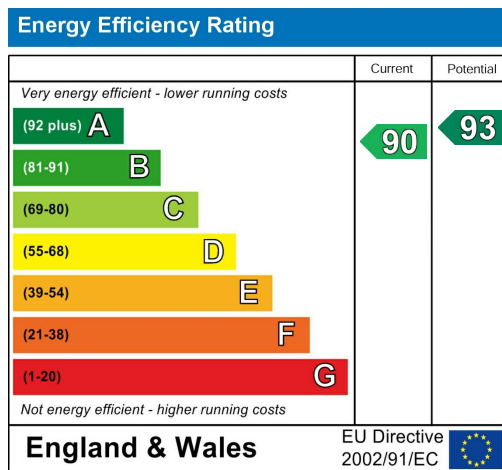
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)







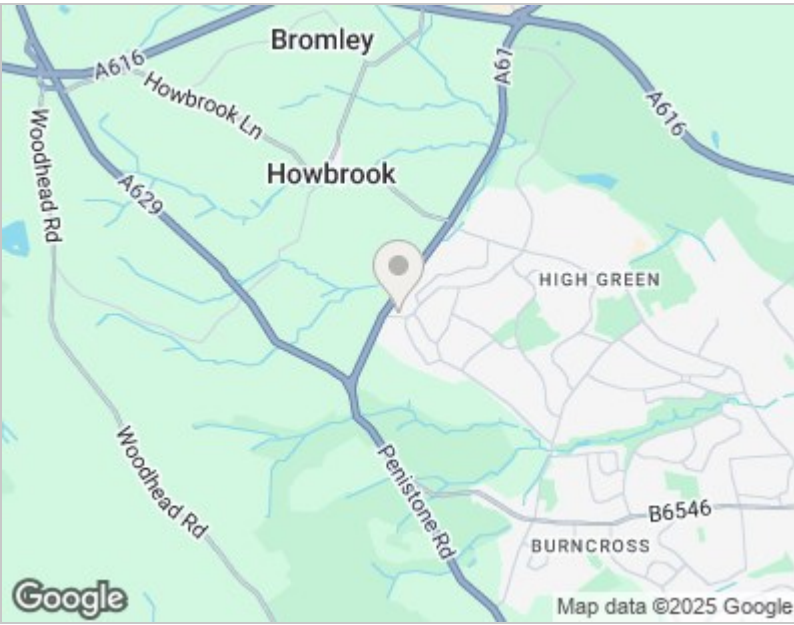
## Energy Efficiency Graph



## 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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