

# HUNTERS®

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## Mellor Lea Farm Garth

Ecclesfield, Sheffield, S35 9TY

Guide Price £310,000 - £320,000



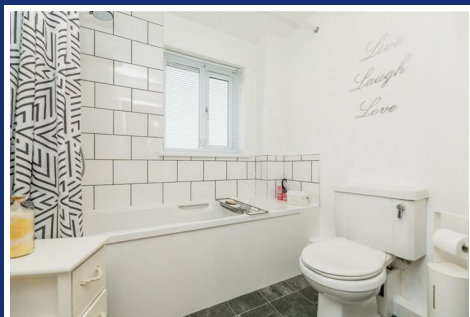
- 3 BED DETACHED
- GREAT FAMILY HOME
- GENEROUS DIMENSIONS
- AMPLE OFF ROAD PARKING PLUS GARAGE
- CLOSE TO AN ARRAY OF AMENITIES
- MODERN FIXTURES AND FITTINGS
- BEAUTIFULLY PRESENTED
- WELL LANDSCAPED GARDEN
- SHORT DRIVE TO THE M1
- COUNCIL TAX BAND C

Tel: 0114 257 8999

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GUIDE PRICE £310,000 - £320,000 Nestled on a quiet cul de sac, in the perfect commuter location of Ecclesfield, Sheffield, Mellor Lea Farm Garth presents an exceptional opportunity to acquire a delightful 3 bed detached family home. The property is located only a few minutes drive from the M1, within walking distance to an array of amenities, surrounded by reputable schools and boasts direct roads leading to Sheffield, Rotherham and Barnsley.

The property features modern fixtures and fittings throughout, ensuring a contemporary living experience that is ready for you to move straight in without delay. The generous dimensions of the rooms provide ample space for family gatherings and personal retreats alike. Outside, alongside a sizable garden, the property offers parking for up to three vehicles, a valuable asset in today's busy world.

Briefly comprising entrance hall, living room, further reception room, kitchen/diner, utility, downstairs WC, master bedroom with ensuite shower room, two further good sized bedrooms and family bathroom.

Whether you are a first-time buyer or looking to upgrade, this three-bedroom detached house is a fantastic option that promises a comfortable and enjoyable lifestyle.

## ENTRANCE

Through a composite glazed door leads into entrance hallway, creating the perfect cloakroom space, comprising grey laminate flooring, vertical grey wall mounted radiator and stairs rising to the first floor.

## LOUNGE

14'5" x 12'5" (4.4 x 3.8)

A stylish, light and airy living space drenched in natural light through a large front facing uPVC window, also comprising wall mounted radiator, aerial point and telephone point.

## SITTING ROOM/DINER

11'9" x 8'4" (3.6 x 2.56)

A well presented reception area, currently used as a further sitting room but could make a spacious formal dining room if desired, or the option is here to knock through to make an even large kitchen/diner, opening out from the kitchen it does create a great social space or family hub, comprising wall mounted radiator, telephone point and uPVC patio door opening out directly into garden.

## KITCHEN / DINER

11'8" x 11'1" (3.58 x 3.4)

A sleek, open plan kitchen/diner hosting an array of white gloss wall and base units, contrasting work surfaces, inset ceramic sink and drainer with chrome mixer tap, inset induction hob, extractor fan, integrated electric double oven, under counter space and plumbing for dishwasher, wall mounted radiator, uPVC window overlooking the garden and a large built in under stairs storage cupboard.

## UTILITY ROOM

7'6" x 5'2" (2.3 x 1.6)

An invaluable extra space hosting modern white base units, contrasting work surface, under counter space and plumbing for washing machine, wall mounted boiler, wall mounted radiator and glazed stable uPVC door leading to the exterior.

## DOWNSTAIRS W/C

A handy addition to any busy household comprising low flush WC, white gloss vanity unit with inset sink, wall mounted radiator and frosted uPVC window.

## LANDING

A roomy, gallery style landing, hosting a large built in storage cupboard with radiator, loft hatch and doors leading to all bedrooms and bathroom.

## BEDROOM 1

12'5" x 9'4" (3.8 x 2.86)

A sumptuous master bedroom hosting a wall mounted radiator, aerial point, uPVC window and door leading to ensuite shower room.

## EN-SUITE

A generously sized ensuite, fresh white sparkle panelled walls, comprising low flush WC, white pedestal sink, shower cubicle with chrome shower, wall mounted radiator and frosted uPVC window.

## BEDROOM 2

9'10" x 9'2" (3 x 2.8)

A further double bedroom boasting built in sliding wardrobes, wall mounted radiator, aerial point and front facing uPVC window looking onto the garden.

## BEDROOM 3

8'6" x 6'11" (2.6 x 2.12)

A good sized single bedroom, nursery or home office, comprising wall mounted radiator and rear facing uPVC window.

## BATHROOM

8'3" x 6'6" (2.52 x 2)

A generously sized, modern family bathroom, tiled in fresh white, comprising bath with chrome shower over, pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

## GARAGE

17'0" x 8'2" (5.2 x 2.5)

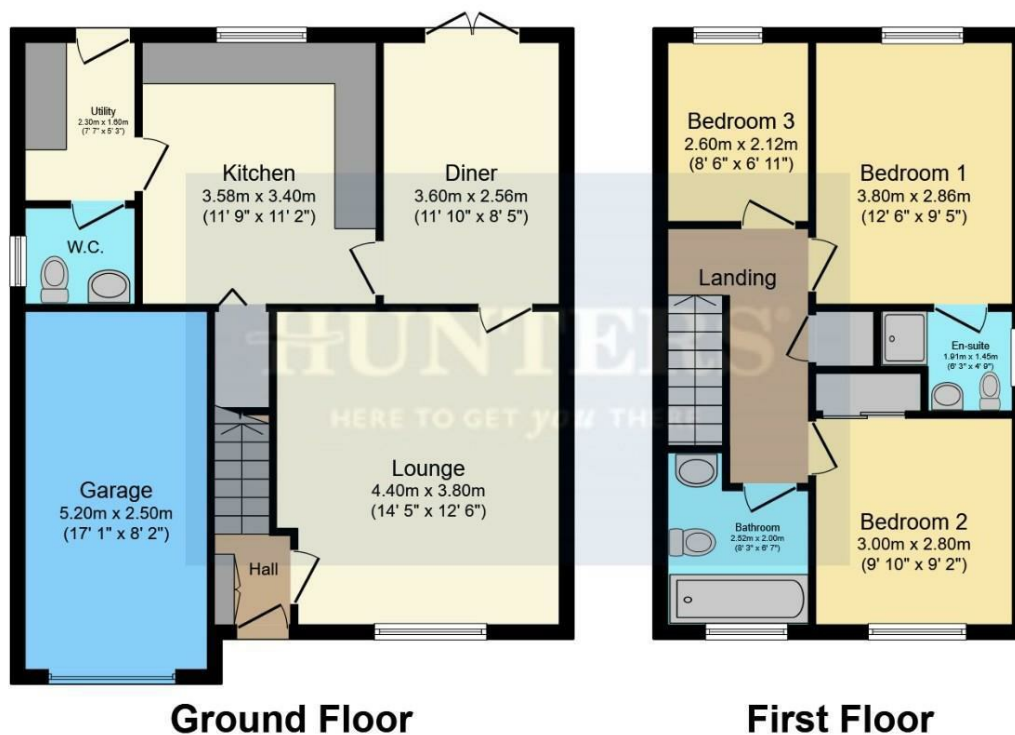
Providing that extra storage we all want or secure off road parking, comprising up and over door, lighting and sockets.

## EXTERIOR

Located on a sweeping corner plot, the front of the property hosts a spacious driveway providing off road parking for up to 3 cars. To the rear of the property is a fully enclosed, well landscaped, low maintenance garden, with a sizeable neat lawned area, a gazebo with glass roof providing a great addition and perfect spot to entertain or relax in the summer months, also comprising outdoor lighting and tap.

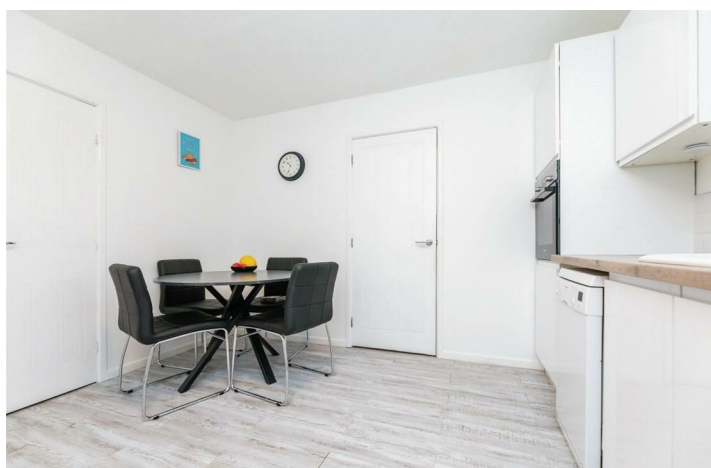
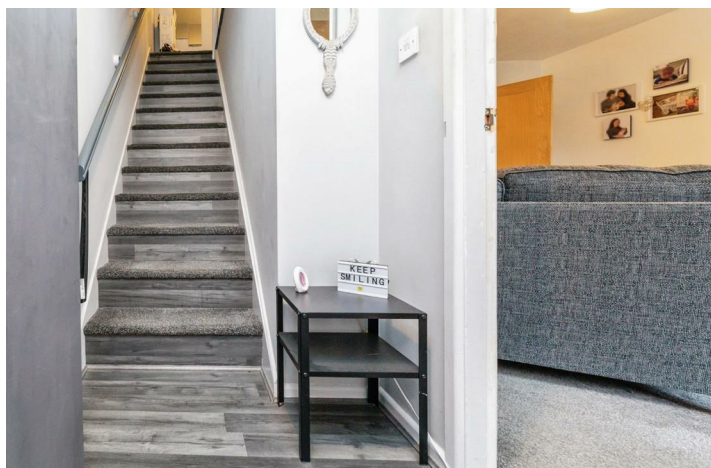


## Floorplan

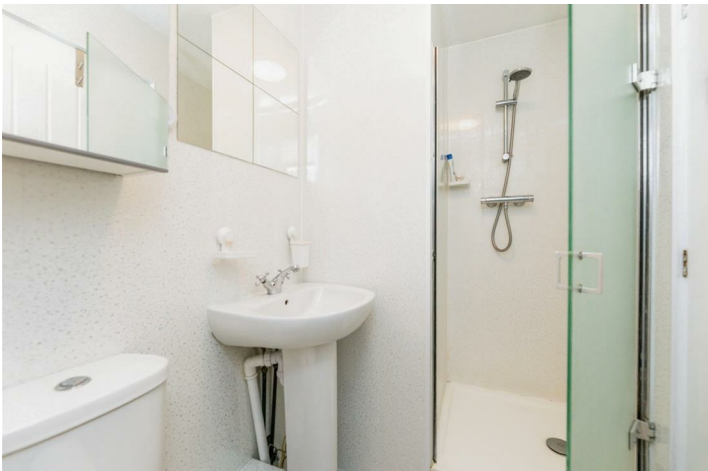


Total floor area 109.6 m<sup>2</sup> (1,180 sq.ft.) approx

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)

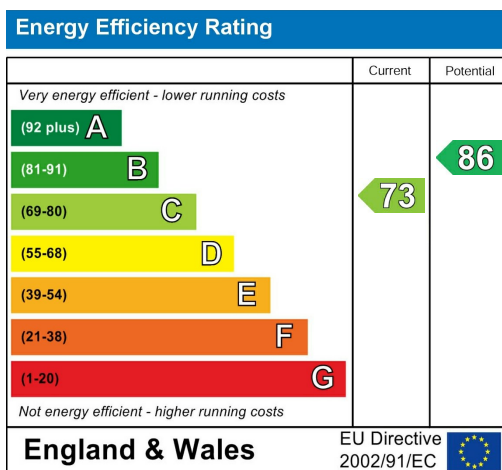








## Energy Efficiency Graph



## Viewing

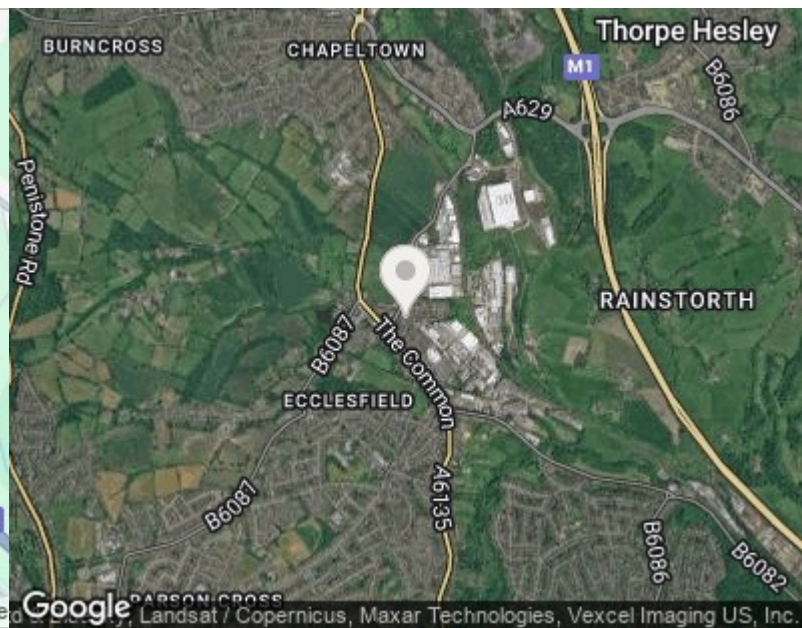
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

