



## Sundew Gardens

High Green, S35 4DU

Guide Price £300,000 - £325,000



- 4 BED DETACHED
- SCOPE TO RECONFIGURE
- BEAUTIFULLY LANDSCAPED, LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX BAND D

- FOUR DOUBLE BEDROOMS
- BLANK CANVAS WITH PLENTY OF POTENTIAL
- AMPLE OFF ROAD PARKING
- GOOD COMMUTER LOCATION

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GUIDE PRICE £300,000 - £325,000. Located in the desirable commuter area of High Green, Sheffield, this impressive 4 bed detached house offers a perfect blend of space and potential. The property is situated on a popular estate, close to an array of amenities including the local sports centre, surrounded by reputable schools, only minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

With four generously sized double bedrooms, this property is ideal for families seeking comfort and room to grow. The layout also includes two inviting reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the spacious breakfast kitchen, its location presents an excellent opportunity to knock through and create an impressive kitchen/diner if desired. Step outside to discover a well-landscaped, low maintenance garden, perfect for enjoying a breath of fresh air and hosting summer barbecues. The garden offers a tranquil retreat, surrounded by well stocked planters, providing a peaceful escape from the hustle and bustle of daily life. Additionally, the property boasts a large drive and garage, ensuring that parking is never a concern.

The property gives you the opportunity to put your own stamp on it, it is a blank canvas awaiting your personal touch. Whether you envision modernising the interiors or reconfiguring the layout, this home offers the flexibility to create a living environment that truly reflects your style.

Briefly comprising entrance hall, downstairs WC, living room, dining room, breakfast/kitchen, utility room, master bedroom with ensuite, three further double bedrooms, family bathroom and integral garage.

In summary, this detached house in High Green is a rare find, combining spacious living with the potential for personalisation. Book your viewing now to avoid disappointment!



## ENTRANCE HALL

Through a glazed uPVC door leads into the entrance hall, a great cloak room space comprising wall mounted radiator, stairs rising to the first floor and doors leading into the WC and living room.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, corner hand basin, wall mounted radiator, laminate flooring and frosted uPVC window.

## LIVING ROOM

17'0" x 10'5" (5.2 x 3.2)

A light and airy living space, drenched in natural light through a large front facing uPVC window, hosting a charming fireplace with gas coal effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, aerial point and glazed French doors opening out into the dining room, creating a great social space or family hub.

## DINING ROOM

10'5" x 9'10" (3.2 x 3)

A generously sized dining area, flooded in natural light through a large rear facing uPVC bay window, also comprising wall mounted radiator and door leading directly into the kitchen. Scope here to create a large kitchen/diner if desired.

## BREAKFAST KITCHEN

12'5" x 9'10" (3.8 x 3)

Boasting an array of light wood wall and base units providing plenty of storage space, contrasting stone effect work surfaces, inset stainless steel one and a half bowl sink with chrome mixer tap, integrated 4 ring gas hob and oven, extractor fan above, undercounter space for fridge freezer, cupboards housing air flow system and water boiler and uPVC window overlooking the garden.

## UTILITY AREA

9'6" x 5'6" (2.9 x 1.7)

A convenient extra space, hosting space for a tall fridge/freezer, under counter space for a dishwasher, matching granite effect work surface and glazed uPVC window.

## MASTER BEDROOM

15'8" x 9'4" (4.8 x 2.86)

A large double bedroom drenched in natural light through two uPVC windows, boasting two fitted wardrobes, inset spotlights, wall mounted radiator and archway leading through into the ensuite shower room.

## ENSUITE

A fully tiled wet room in fresh white, hosting non slip flooring, plumbed in shower area, wall mounted ceramic

sink, low flush WC, wall mounted chrome heated towel rail, extractor fan, inset spots and frosted uPVC window.

## BEDROOM 2

13'1" x 8'2" (4 x 2.5)

A further good sized double bedroom, comprising built in wardrobe, wall mounted radiator and uPVC window.

## BEDROOM 3

10'9" x 9'0" (3.3 x 2.75)

A further good sized double bedroom, comprising built in wardrobe, wall mounted radiator and uPVC window.

## BEDROOM 4

11'5" x 7'6" (3.5 x 2.3)

A further good sized double bedroom, loft hatch, wall mounted radiator and uPVC window.

## BATHROOM

7'6" x 5'10" (2.29 x 1.8)

A generously sized family bathroom, fully tiled, comprising bath with shower over, low flush WC, built in storage unit with ceramic sink set above, wall mounted radiator, inset spot lights and frosted uPVC window.

## GARAGE

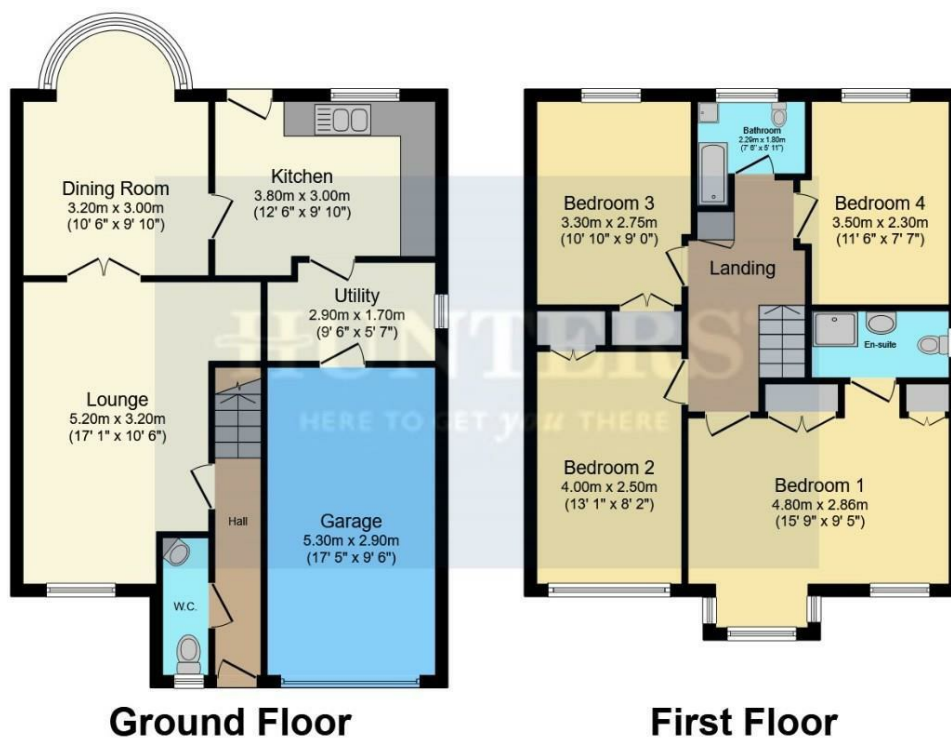
17'4" x 9'6" (5.3 x 2.9)

Offering secure parking or extra storage we all crave, comprising electric rolled shutter door, plumbing for a washing machine and dryer, wall mounted boiler, lighting and sockets throughout.

## EXTERIOR

The front of the property hosts an expansive block paved driveway providing off road parking for at least two cars and low maintenance gravelled area. To the rear of the property is a sun drenched, well landscaped, low maintenance garden, mainly laid to gravel with block paved pathways weaving through well stocked, colourful raised planters, also offering a decked patio perfect for entertaining in the summer months, a summer house complete with electrics, shed for outdoor storage, outdoor tap and outdoor spotlights.

## Floorplan



Total floor area 128.3 m<sup>2</sup> (1,381 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)



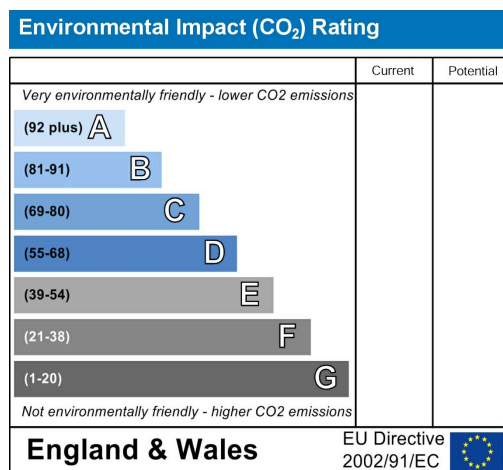
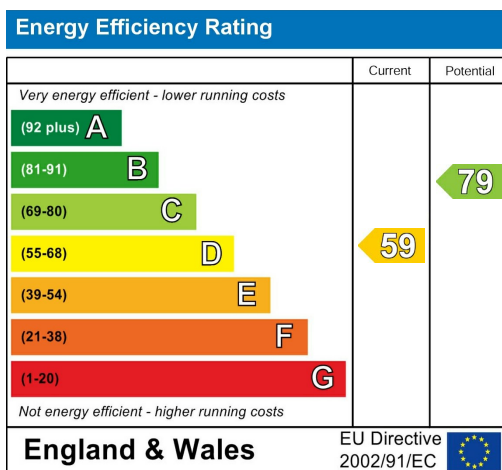








## Energy Efficiency Graph

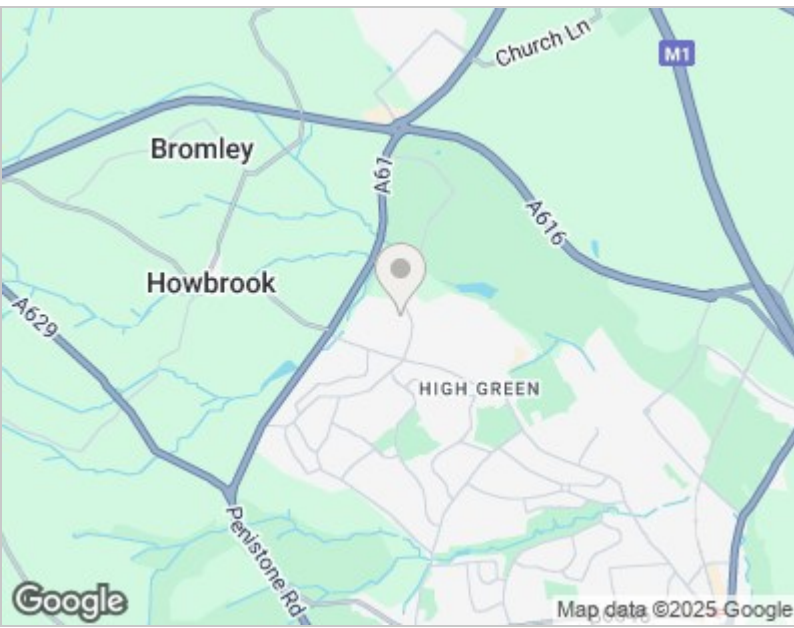


## Viewing

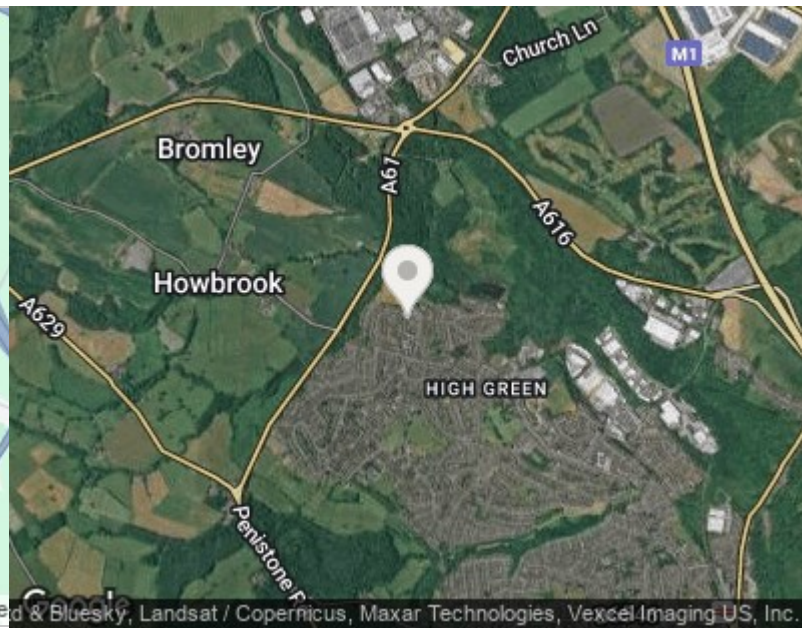
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Road Map



Hybrid Map





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