



Taverner Way

High Green, Sheffield, S35 4LL

Guide Price £375,000 - £400,000

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- 4 BED DETACHED
- STUNNING VIEWS OF THE WOODLAND BACKDROP AND DAM
- SPECTACULAR LANDSCAPED GARDEN
- CONTEMPORARY FIXTURES AND FITTINGS
- GENEROUS ROOM SIZED
- PLENTY OF LIVING SPACE WITH AN OPEN PLAN FEEL
- MOVE STRAIGHT IN!
- AMPLE OFF ROAD PARKING WITH SCOPE FOR MORE
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND D

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GUIDE PRICE £375,000 - £400,000. A MUST SEE! Nestled in a tranquil area of Taverner Way, on a popular estate in High Green, Sheffield, this splendid 4 bed detached house offers a perfect blend of comfort and modern living. Located on the periphery of the estate, set on a large corner plot, the property is close to an array of amenities, surrounded by outstanding schools, mere minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham.

The house is surrounded by impressively landscaped gardens that require minimal upkeep, allowing you to enjoy the outdoors without the hassle of extensive maintenance. The garden not only provides a picturesque setting but also backs onto enchanting woodlands and a local dam, offering a peaceful retreat right at your doorstep.

Inside, the home is adorned with modern fixtures and fittings, ensuring a contemporary feel throughout. The generous room sizes create an inviting atmosphere, perfect for both relaxation and entertaining. An additional conservatory adds to the living space, allowing for year-round enjoyment of the natural light and views of the garden and beyond. Furthermore, the converted garage room provides even more versatility, whether you choose to use it as a home office, playroom, or extra sitting area.

Briefly comprising entrance hall, living room, dining room, kitchen, conservatory, downstairs WC, snug, master bedroom with ensuite shower room, three further good sized bedrooms, bathroom and garage.

This property is a rare find, combining spacious living with a scenic location, making it an excellent choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this delightful house your new home.

ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, creating a great impression on any guest, boasting a large under stairs storage cupboard, two wall mounted radiators, telephone point, uPVC window and stairs rising to the first floor.

KITCHEN

17'4" x 8'2" (5.3 x 2.5)

A stylish kitchen hosting an array of white gloss wall and base units providing plenty of storage space, grey wood effect work surfaces and matching breakfast bar, over counter inset spots, inset composite black one and a half bowl sink with drainer and mixer tap, inset 4 ring ceramic electric hob, integrated electric oven; tall fridge/freezer; dishwasher and washing machine, wall mounted radiator, uPVC window overlooking the garden and glazed uPVC door leading to the composite deck.

LIVING ROOM

15'7" x 12'3" (4.75 x 3.75)

Stylish Oak glazed French doors open out from the entrance hall into a light and airy living room, drenched in natural light through a large uPVC bay window, hosting a charming marble fireplace with contemporary pebble effect gas fire giving a great focal point to the room and cosy feel in the wintry months, also comprising aerial point, wall mounted radiator and French doors opening out into the dining room, creating a great social space or family hub.

DINING ROOM

12'3" x 11'1" (3.75 x 3.4)

A generously sized formal dining room, beautifully presented, comprising wall mounted radiator and uPVC glazed door leading into the conservatory.

CONSERVATORY

10'9" x 6'6" (3.3 x 2)

Offering that extra space to use as you wish and allowing you to enjoy the garden and the view of the surrounding woodland and dam all year long, comprising uPVC windows, wall lights, wall mounted electric heater, sockets and uPVC sliding door leading out on to the terraces.

SNUG

10'9" x 8'8" (3.3 x 2.66)

Created by using the rear of the garage, this versatile space could be a home office, playroom, utility, but is currently used as a further sitting room, comprising designated alcoves for further appliances, housed Combi boiler, wall mounted radiator and uPVC window.

DOWNSTAIRS WC

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

LANDING

Comprising handy built in storage/airing cupboard, wall mounted radiator and loft hatch with fitted ladders leading to a partially boarded loft with lighting.

BEDROOM 1

18'8" x 9'10" (5.7 x 3)

An elegant and spacious master bedroom, flooded in light through a large bay uPVC window, offering two large built in wardrobes, wall mounted radiator and further uPVC window.

ENSUITE SHOWER ROOM

5'6" x 4'7" (1.7 x 1.4)

A sleek ensuite, fully tiled in 'on trend' grey tones, comprising large walk in glass shower cubicle with luxurious drench shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail and extractor fan.

BEDROOM 2

11'1" x 8'2" (3.4 x 2.5)

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

BEDROOM 3

9'4" x 8'10" (2.87 x 2.7)

A third double hosting a large built in wardrobe, wall mounted radiator and aerial point.

BEDROOM 4

7'10" x 7'3" (2.4 x 2.21)

A good sized single, home office or nursery, comprising built in storage cupboard, wall mounted radiator and rear facing uPVC window with great views of the woodland and beyond.

BATHROOM

7'2" x 6'6" (2.20 x 2)

A modern family bathroom, fully tiled in grey tones, comprising corner shaped bath with shower over, wall mounted ceramic sink, low flush WC, wall mounted chrome heated towel rail, extractor fan and frosted UPVC window.

GARAGE

8'8" x 7'2" (2.66 x 2.2)

The garage has still be left providing that extra storage we all crave at the front, comprising up and over door, strip lighting and sockets.

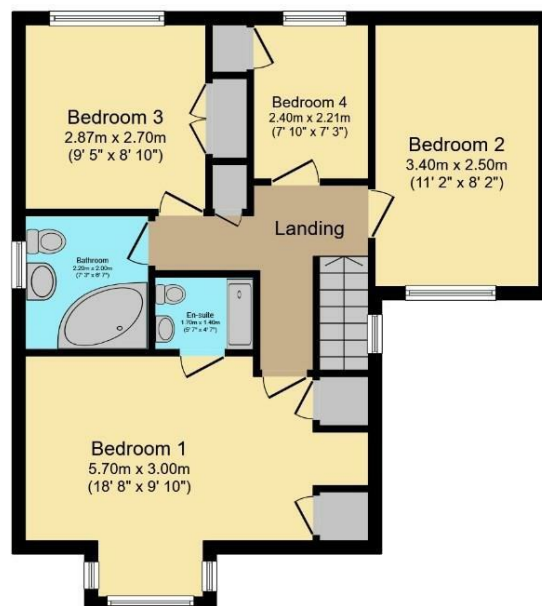
EXTERIOR

The front of the property boasts great kerb appeal with a sizeable moulded concrete drive providing comfortable off road parking for at least 2 cars. There is a neat lawned area to one side with established trees and bushes, which could also be turned into further parking if desired. To the rear of the property is a spectacular tiered garden, perfectly landscaped with low maintenance artificial lawns, slabbed patios, Indian stone pathways and railway sleepers, this cascading garden offers plenty of terraces to chase the sun around and entertain in the summer months; all with lovely views over the woodland and the dam at the back of the property, it is also dotted with well stocked flower beds adding splashes of colour throughout the year, directly off the kitchen is a raised; sun drenched composite deck which is a great spot for an evening drink, plenty of outdoor lighting illuminates the space perfectly and the garden also benefits from outdoor sockets and tap.

Floorplan



Ground Floor
Floor area 81.2 sq.m. (874 sq.ft.)



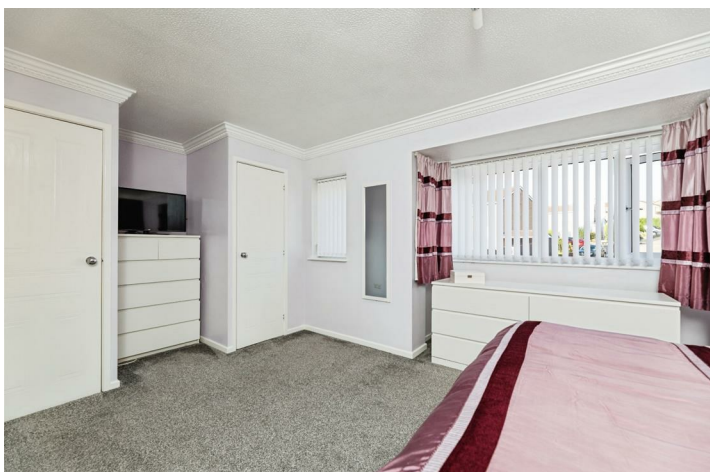
First Floor
Floor area 59.8 sq.m. (644 sq.ft.)

Total floor area: 141.1 sq.m. (1,519 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

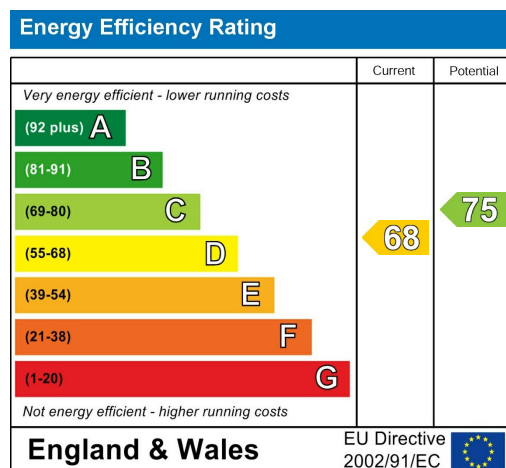
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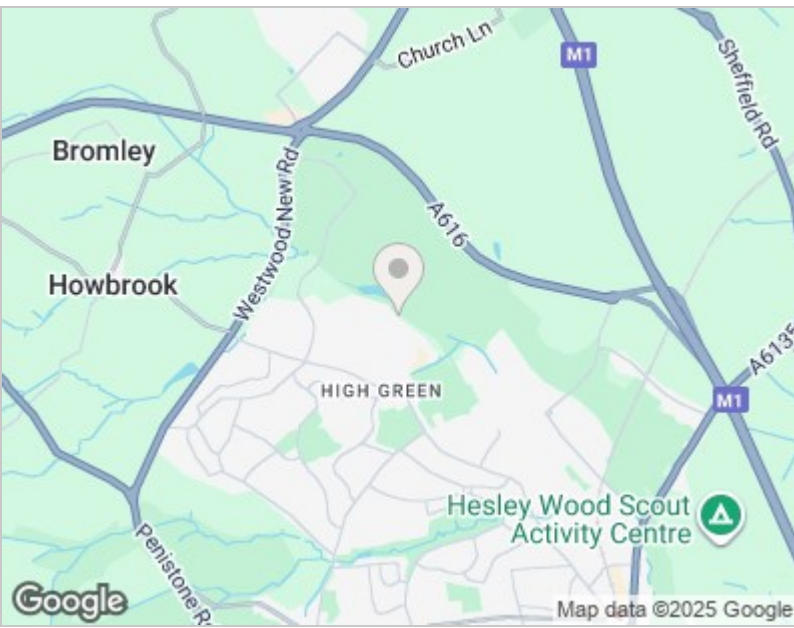
Energy Efficiency Graph



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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