





233 Marlcliffe Road

Wadlsey • Sheffield • S6 4AH

Guide Price £280,000 - £295,000

Beautifully presented throughout, this stylish family home offers light and airy accommodation with fantastic kerb appeal and flexible living space arranged over three floors. This four double bedroom mid-terrace property combines modern styling with spacious interiors, making it ideal for growing families and professional couples alike. An entrance hallway leads through to a bright and welcoming front-facing living room, featuring a box bay window with made-to-measure blind, cosy carpeting, and a warm, homely atmosphere. To the rear is a stunning open-plan dining kitchen, designed with bold contrasting tones and wood-effect flooring, creating a superb family and entertaining space. French doors open directly onto the garden, while built-in cloakroom storage adds practicality. The kitchen itself is fitted with a classic slate grey shaker-style range of units complemented by contrasting worktops, a ceramic sink, side-facing window, and wall-mounted Worcester boiler. Integrated appliances include a combi oven microwave, Neff oven, gas hob, fridge freezer, dishwasher, and washing machine. The first floor offers three beautifully presented double bedrooms. Two rear-facing rooms are stylishly designed as children's bedrooms, both featuring grey carpets and tasteful décor, while the principal bedroom to the front enjoys a simple neutral design and matching grey carpet. The family bathroom is fitted with a modern white three-piece suite incorporating a rainfall shower over the bath, grid-style shower screen, contemporary tiling, and decorative monochrome vinyl flooring. A generous understairs storage cupboard provides additional useful space. Stairs rise to the second floor where there is further built-in storage and an additional spacious double bedroom, offering highly flexible accommodation ideal as a guest room, home office, or teenage suite. A generous Velux window floods the room with natural light. Externally, the property enjoys excellent kerb appeal with beautifully presented raised flower beds to the front. To the rear is a stunning low-maintenance terraced garden featuring a decked patio seating area and two tiers of artificial lawn, creating a fantastic zoned family space ideal for relaxing and entertaining. The garden is fully enclosed by fencing, providing a private and secure outdoor environment. Located on Marlcliffe Road in the sought-after area of Wadlsey, the property is perfectly placed for access to the open green spaces of Hillsborough Park and Beely Wood, while also benefiting from excellent transport links including the Sheffield Supertram. A wide range of local amenities are close by, and the stunning scenery of the Peak District National Park is right on the doorstep, making this a superb family home in a highly desirable location.



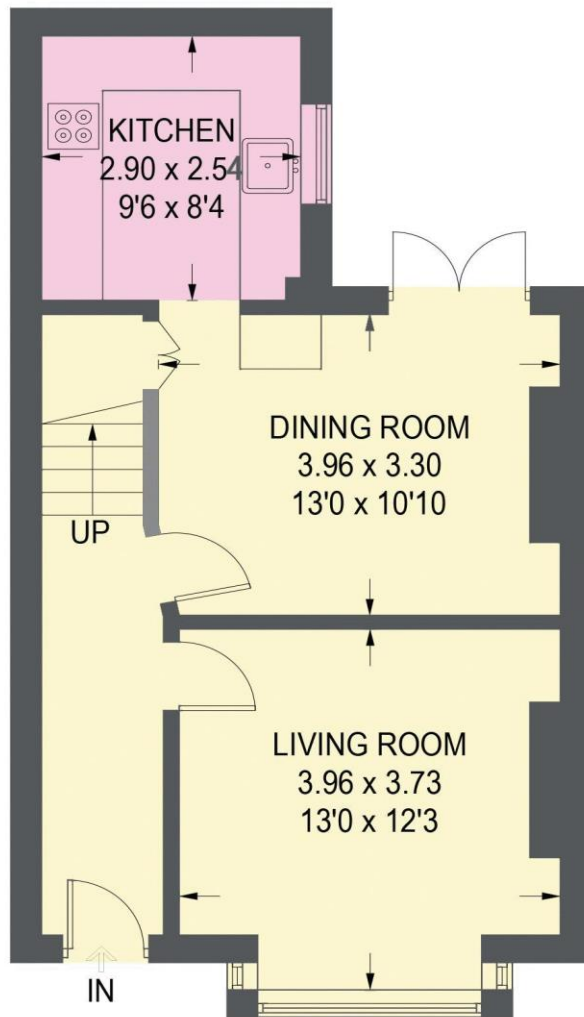


- Attractive Mid Terraced Family Home
- Popular Road in Wadlsey, S6
- 4 Double Bedrooms
- Modern Bathroom
- Fitted Kitchen with Integrated Appliances
- Stunning Open Plan Dining Kitchen
- Beautifully Presented Throughout
- Low Maintenance Terraced Garden
- Leasehold
- Council Tax Band B, EPC Rating D

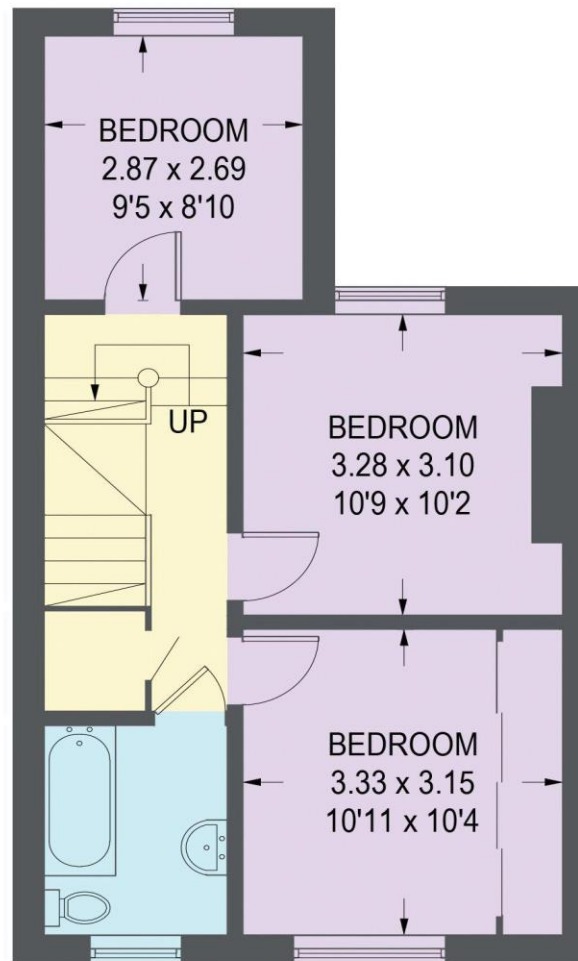


233 MARCLIFFE ROAD

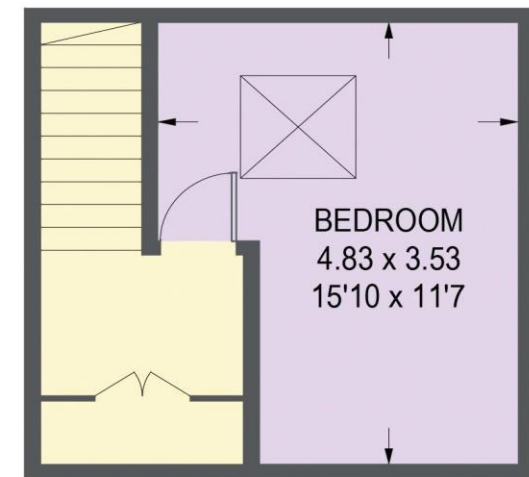
APPROXIMATE GROSS INTERNAL AREA = 109.3 SQ M / 1176 SQ FT



GROUND FLOOR = 44.1 SQ M / 475 SQ FT



FIRST FLOOR = 42.4 SQ M / 456 SQ FT



SECOND FLOOR = 22.8 SQ M / 245 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.



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