



**Mortomley Lane Sheffield S35 3HT**  
**Offers Around £330,000**

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\* FREEHOLD \* NO CHAIN \* 4 DOUBLE BEDROOMS \* PART EXCHANGE CONSIDERED \* Viewing is absolutely essential to appreciate the size of the property on offer, given the finishes the builder believes there is no better value per square foot on offer in this area. This brand new, stone built, four double bedroom, two bathroom semi detached property is set over three spacious levels. The design-led, eco-friendly property benefits from a double-width driveway providing off-road parking, an EV charging point, six solar panels, uPVC double glazing, gas central heating and underfloor heating to the ground floor. Surrounded by local amenities including and just minutes from the M1, local train station, and direct routes to Sheffield.

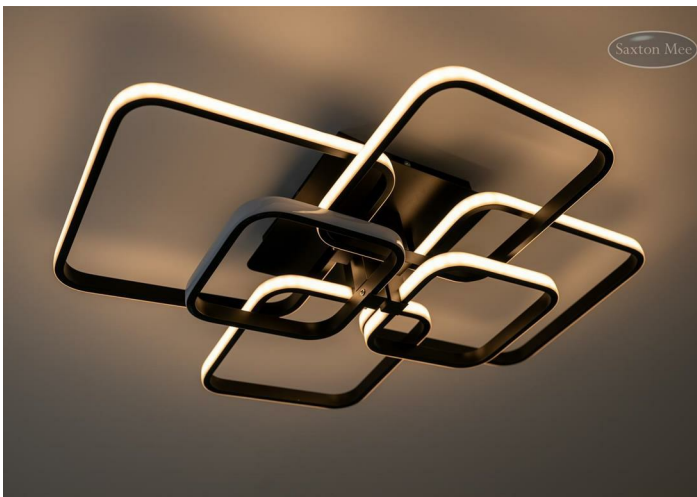
The modern and well presented living accommodation briefly comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard and a downstairs WC. Quality flooring flows throughout the ground floor with underfloor heating. From the hallway, access into the lounge and the open plan kitchen/diner. The lounge has LED lighting. The open plan kitchen/diner has a range of handle less units. Quartz worktops incorporate the sink and drainer. Integrated appliances include a fridge, freezer, double electric oven, four ring hob with built-in extractor and washing machine. This bright and airy space has three Aluminium bi-fold doors opening to the rear garden and a Porcelain tile patio, providing a perfect extension for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor landing with access into three bedrooms and the family bathroom. The bathroom has a LED fitted mirror and a three piece suite including bath with overhead shower, WC and wash basin with vanity unit.

A further staircase rises to the second floor and the spacious principal bedroom with LED lights, a walk-in dressing area, cupboards/eaves storage and an en suite shower room with Velux window.

- BRAND NEW PROPERTY - FINISHED TO A HIGH STANDARD
- GROUND FLOOR WITH UNDERFLOOR HEATING
- FABULOUS OPEN PLAN KITCHEN/DINER WITH 3 ALUMINIUM BI-FOLD DOORS
- SEPARATE LOUNGE
- DOWNSTAIRS WC
- FOUR BEDROOMS
- PRINCIPAL BEDROOM WITH WALK-IN DRESSING AREA & EN SUITE
- LANDSCAPED REAR GARDEN
- DRIVEWAY, EV CHARGING POINTS & 6 SOLAR PANELS
- POPULAR RESIDENTIAL AREA WITH EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS





## OUTSIDE

To the front is a driveway providing off-road parking for two cars and an EV charging point. Access down the side of the property to the enclosed rear garden with a Porcelain tiled patio and a lawn. Outside lighting.

## LOCATION

Surrounded by local amenities including a leisure centre, shops, and reputable schools, this property is perfectly positioned just minutes from the M1, local train station, and direct routes to Sheffield, Rotherham, and Barnsley.

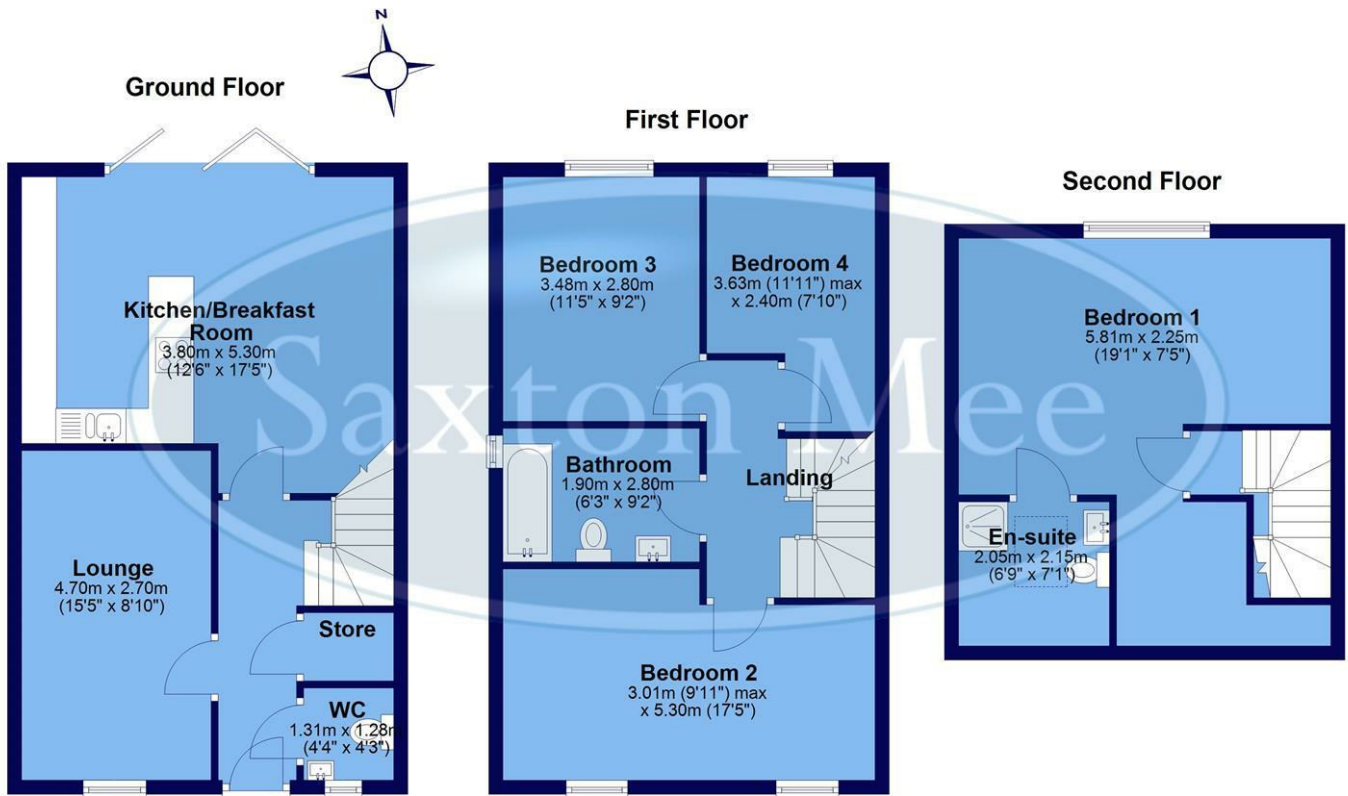
## MATERIAL INFORMATION

The property is Freehold.

## VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

