

5 Ashwood Close

High Green, Sheffield, S35 4FE

Asking price £345,000

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NO CHAIN!!

Nestled in the tranquil cul-de-sac of Ashwood Close in High Green, Sheffield, this modern family home offers an exceptional living experience in a highly sought-after estate. The property boasts a contemporary design throughout, ensuring a stylish and comfortable environment for you and your family.

With three generously sized double bedrooms, there is ample space for relaxation and privacy. The extended layout of the home provides additional room for family gatherings or entertaining guests. A well-appointed utility room adds to the convenience of daily living, making chores more manageable.

For those with vehicles, the property features a garage and parking space for two cars, ensuring that you will never be short of parking options. The location is particularly advantageous, with easy access to motorway links, making commuting a breeze.

This delightful home is perfect for families seeking a modern lifestyle in a peaceful setting. Don't miss the opportunity to make this wonderful property your own.

Living Room 1
15' 5" x 12' 10" (4.70m x 3.91m)
This spacious Living Room offers a comfortable and inviting space, filled with natural light from a prominent front window. A neutral palette enhances the airy feel, while the plush carpeting adds warmth underfoot. The room features a classic fireplace as a focal point, surrounded by tasteful decor, and is arranged with soft leather seating that promises relaxation and cosy evenings.

Dining Room
13' 11" x 10' 1" (4.25m x 3.08m)
Connected to the main living room, the Dining Room enjoys a peaceful atmosphere with ample space for a large dining table and chairs. Soft carpeting underfoot and a sliding door leading to the conservatory create a seamless flow for entertaining. The neutral walls are complemented by subtle patterned wallpaper, lending character without overwhelming the space.

Conservatory
The Conservatory is a bright, inviting space with tiled flooring and windows overlooking the garden. Its pale grey walls and natural-toned furnishings create a tranquil setting perfect for relaxation or casual conversation. The room is filled with natural light and enjoys views of the garden, making it a pleasant spot to unwind year-round.

Kitchen
14' 0" x 8' 4" (4.27m x 2.55m)
The Kitchen is a well-proportioned and functional space fitted with cream high-gloss units contrasted by darker wood effect cabinetry. It includes integrated appliances such as double ovens and a sleek hob with a colourful tiled splashback adding a touch of vibrancy. The room benefits from tiled flooring, a skylight, and a window bringing in plenty of natural light, with ample worktop space and storage for everyday use.

Laundry Room
15' 11" x 5' 11" (4.86m x 1.80m)
Adjoining the kitchen, the Laundry Room provides practical utility with fitted cupboards and space for appliances along its length. The room is neatly arranged with a window to the side and a door providing access to the garden, offering useful storage and laundry facilities.

Garage
17' 5" x 8' 7" (5.32m x 2.61m)
The Garage is a long, practical space suitable for parking and storage, with an internal door that leads through to the laundry room. It features a garage door at the front and an appealing, functional layout for various uses beyond just parking.

Bedroom 1
12' 10" x 10' 7" (3.90m x 3.23m)
Bedroom 1 is a bright, restful space featuring two windows that allow natural light to flood in. It is decorated in soft pastel tones with a patterned feature wall and carpet underfoot. The room includes built-in wardrobes with mirrored sliding doors, providing generous storage while maintaining a sleek look. This bedroom also benefits from an ensuite shower room with a modern shower and sink finished in light colours to complement the room.

Bedroom 2
15' 4" x 9' 9" (4.67m x 2.97m)
Bedroom 2 is a spacious and bright room with two windows offering plenty of daylight. The walls are painted in neutral shades complemented by light carpeting, creating a calm and airy atmosphere ideal for rest or study. This bedroom also benefits from fitted wardrobes.

Bedroom 3
10' 7" x 8' 7" (3.22m x 2.61m)
Bedroom 3 is a cosy room decorated in soft tones with a feature wall adding a touch of pattern. It has carpeted flooring and a window providing natural light.

Bathroom
8' 2" x 6' 1" (2.49m x 1.86m)
The Family Bathroom features a luxurious freestanding bath with traditional chrome fittings, a window, and floor-to-ceiling tiling in warm beige tones. The room has a modern basin set into vanity storage with chrome taps and a heated towel rail, combining elegance and practical design.

W.C.
The ground floor WC is a bright, compact room with contemporary tiling and a modern pedestal basin. It benefits from a window for natural light and includes a heated towel rail, providing practical convenience.

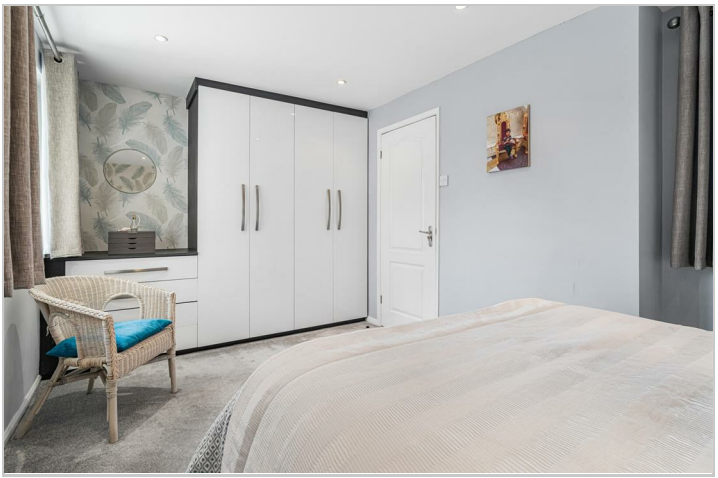
Landing
The Landing is a light and airy space at the top of the stairs, featuring a window with a floral blind that brings in natural light. The neutral décor and carpeted flooring create a welcoming and practical transition space to the bedrooms and bathroom upstairs.

Hall
The Hallway is bright and inviting, with neutral walls and a karndean floor leading through to the sitting and dining areas. A practical storage cupboard lies under the stairs, and the staircase is carpeted to match the rest of the property, creating a warm welcome to the home.

Rear Garden
The Rear Garden is a well-maintained outdoor space featuring a paved patio area perfect for al fresco dining, complemented by a raised flowerbed and an artificial lawn providing a low-maintenance and tidy green space. Enclosed by fencing, the garden offers privacy and a peaceful setting for relaxing or entertaining.

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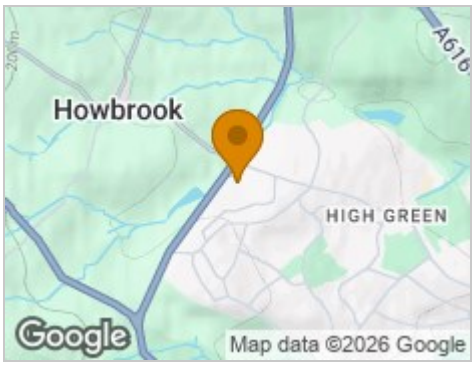
Road Map



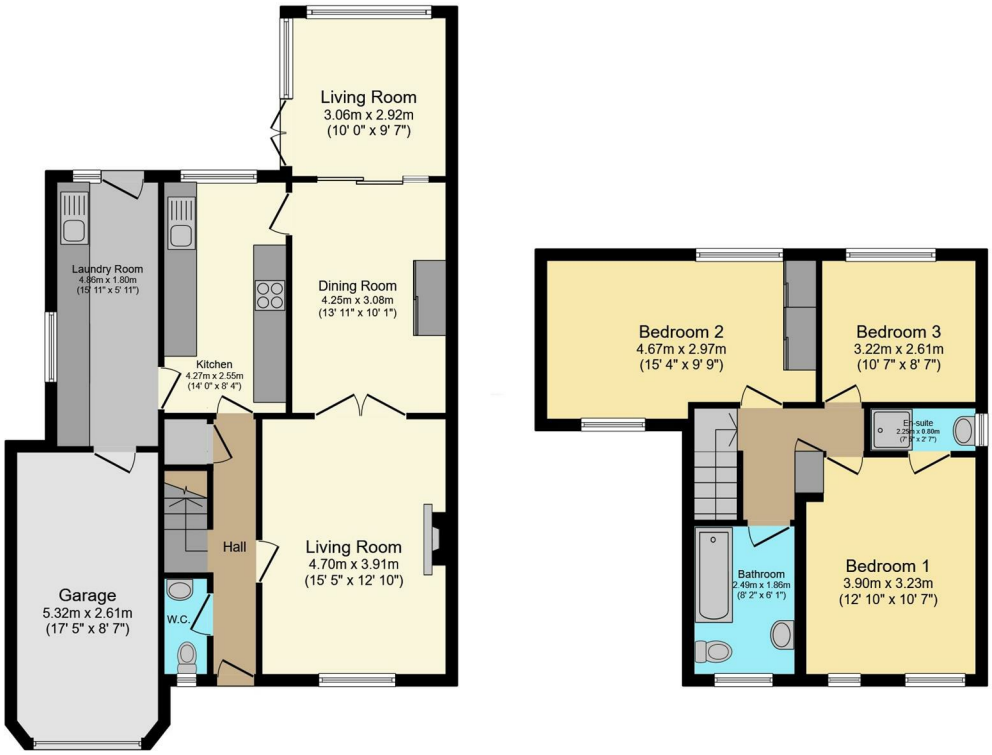
Hybrid Map



Terrain Map



Floor Plan



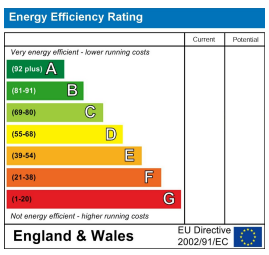
Total floor area: 127.3 sq.m. (1,370 sq.ft.)

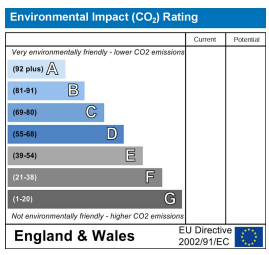
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Energy Efficiency Graph





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Finance House 192 Green Road, Penistone, South Yorkshire, S36 6BG
Tel: 01226610606 Email: enquiries@jpmestateagents.co.uk https://jpmestateagents.co.uk