



## 12 Boswell Close

High Green, Sheffield, S35 4FD

**Offers in the region of £360,000**



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Welcome to this charming detached family home located on Boswell Close in the desirable area of High Green. Nestled in a peaceful cul-de-sac, this property offers a perfect blend of comfort and convenience, making it an ideal choice for families seeking a tranquil yet accessible living environment.

Boasting four spacious bedrooms, this home provides ample space for family life and guests alike. The open plan living space is designed for modern living, allowing for seamless interaction between family members and friends. The well-appointed kitchen flows effortlessly into the dining and living areas, creating a warm and inviting atmosphere.

For those who appreciate outdoor living, the property features a delightful summer house equipped with electricity, perfect for use as a home office, playroom, or simply a relaxing retreat. The generous off-road parking accommodates multiple vehicles, ensuring that you and your guests will never be short of space.

The location is particularly advantageous for commuters, with excellent motorway links nearby, making travel to surrounding areas straightforward. Additionally, nature enthusiasts will appreciate the proximity to beautiful countryside walks and the scenic Westwood Dam, offering a perfect escape into the great outdoors.

This property is not just a house; it is a home where cherished memories can be made. With its desirable features and prime location, it presents a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely family home your own.

## Living Room & Dining Area

3.69 m x 3.62 m

A spacious living room seamlessly connected to a dining area, creating an inviting open-plan space. The room features a warm wood-effect floor and windows that allow plenty of natural light to fill the space. The living area is thoughtfully arranged with comfortable seating centred around an electric stove, set against a muted green accent wall, adding a cosy yet modern touch. The dining area comfortably accommodates a substantial wooden table, ideal for family meals or entertaining guests, with sliding doors opening to the garden, enhancing the sense of space and connection to the outdoors.

## Kitchen

3.79 m x 4.10 m

A generous kitchen with a practical layout and plenty of storage, including white cabinetry with a traditional design and dark worktops. The standout feature is a vibrant pink double oven, adding a splash of character amidst neutral tones. The kitchen benefits from a window above the sink that overlooks the garden, allowing natural light to stream in. Room for appliances is well considered, with space for both a washing machine and dryer. A doorway opens to the dining area, maintaining an open and sociable flow between these key living spaces.

## Hall

1.95 m x 2.76 m

The hall is bright and welcoming with light wood flooring and white walls. The hall connects the entrance to the main living areas and includes access to a convenient downstairs WC, enhancing functionality for families and guests alike.

## Primary Bedroom

2.96 m x 4.14 m

A well-proportioned primary bedroom with a calm and neutral palette that promotes rest and relaxation. The room benefits from a window allowing ample natural light to fill the space. It is furnished with a plush upholstered bed and built-in wardrobes with mirrored doors that enhance the feeling of space and provide excellent storage.

## Bedroom 2

3.68 m x 2.99 m

A second double bedroom with a calm and neutral décor, featuring a window that brings in natural light and framed views over the surrounding neighbourhood.

## Bedroom 3

2.70 m x 2.69 m

A smaller double bedroom that benefits from a window and a light, neutral colour scheme. The room has wood-effect flooring and space for wardrobes or other storage furniture, making it a versatile space for guests or family members.

## Bedroom 4

3.06 m x 1.98 m

A compact bedroom or nursery, softly carpeted with neutral tones and brightened by a large window overlooking the garden. The room is simply styled, offering a cosy space suitable for a child's room, nursery or home office.

## Bathroom

1.79 m x 2.33 m

A contemporary bathroom featuring a white suite comprising a bath with a glass shower screen, a vanity sink with storage drawers underneath, and a close-coupled WC. The walls are tiled in a modern mix of neutral toned horizontal panels, adding texture and interest, while a window provides natural light and ventilation.

## Rear Garden

An attractive rear garden featuring a paved patio ideal for outdoor dining and entertaining, along with a lawn bordered by mature hedges and plants for privacy and greenery. A charming wooden summer house with glass doors provides a sheltered spot to relax and enjoy the garden, while a separate gravelled area offers additional space for planting or outdoor furniture.

## Garage

Space for a car or storage.



## Road Map



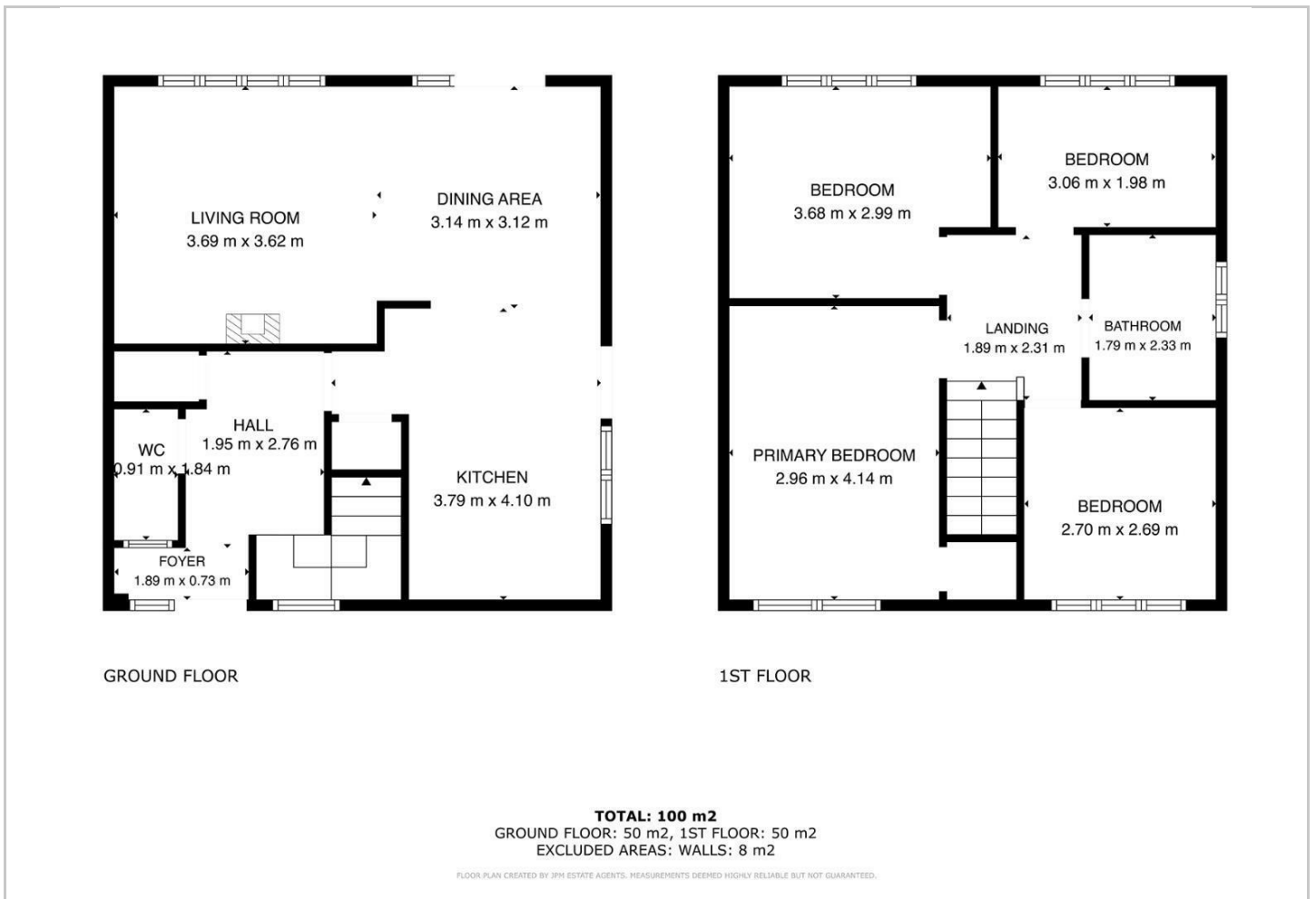
## Hybrid Map



## Terrain Map



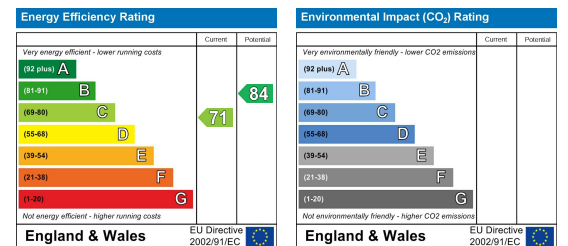
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Ltd Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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