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Dowland Gardens

High Green, Sheffield, S35 4GQ

Guide Price £300,000 - £325,000

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- 3 BED EXTENDED DETACHED
- BENEFITTING FROM A LARGE DOUBLE STOREY EXTENSION
- IMPRESSIVE MASTER SUITE
- STYLISH DECOR THROUGHOUT
- GOOD COMMUTER LOCATION
- LOCATED ON A QUIET CUL DE SACE
- SIZEABLE LIVING SAPCE
- 3 BATHROOMS
- CONTEMPORARY FIXTURES AND FITTINGS
- COUNCIL TAX BAND C

Tel: 0114 257 8999

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GUIDE PRICE £300,000 - £325,000. Tucked away on a quiet cul-de-sac in High Green, this stylish three-bedroom, detached home has been thoughtfully extended to create a modern family home, with bright, flexible living space and a standout master suite, in a location that puts everyday convenience on your doorstep.

Sizeable extensions have added a generously sized living and dining space on the ground floor and a brilliant master suite above, complete with a dressing area and en-suite shower room. An oak glazed door links the breakfast kitchen to the living space, so you can choose an open, social feel or something more intimate. Two further bedrooms, one currently a nursery that would work equally well as a home office, and a contemporary family bathroom complete the layout. Outside, a low-maintenance rear garden with extensive decking is made for summer evenings, while the garage and a driveway with an electric charging point take care of parking and storage.

The location is just as practical. A choice of reputable schools is close by, along with an array of local amenities. The M1 is minutes away, with direct roads leading to Sheffield and Barnsley, making commuting straightforward.

Picture summer evenings on the decking, a master suite to retreat to at the end of the day, and everything you need within easy reach. Homes like this are best appreciated in person, so book your viewing today and see it for yourself.

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ENTRANCE PORCH

A glazed composite door opens into a handy entrance porch, a great cloakroom space with eye-catching mosaic tiling underfoot, ideal for muddy wellies and paws. Two further uPVC windows let in natural light, and a glazed uPVC door leads through to the kitchen.

BREAKFAST KITCHEN

22'3" x 9'10" (6.8 x 3)

A beautiful galley-style breakfast kitchen with an array of cream gloss wall and base units, topped with oak-effect work surfaces that continue into a breakfast bar. An inset composite sink and drainer comes with a chrome mixer tap, and for cooking there is an inset electric hob beneath a stainless steel extractor, alongside an integrated eye-level oven and grill. An integrated dishwasher is already in place, with under-counter space and plumbing for a washing machine and room for an American-style fridge/freezer. Inset spotlights light the room, two wall-mounted radiators keep it warm, and oak-effect laminate flooring runs underfoot. An oak glazed door opens through to the living room: leave it open for a fabulous social space, or close it for a more intimate feel.

LIVING ROOM

16'1" x 15'11" (4.92 x 4.86)

Flooded in natural light, this impressive extended living space offers scope to use it as you wish, and currently combines living and dining areas. Two Velux windows, two uPVC windows and uPVC glazed French doors opening onto the decking make it a bright, welcoming place at any time of day. Oak-effect laminate flooring runs throughout, with inset spotlights overhead and two wall-mounted radiators for warmth. An aerial point and a telephone point complete the room.

DOWNSTAIRS WC

A handy addition to any busy household, this WC is accent tiled in a textured tile. It comes with a low-flush WC and a dark wood vanity unit with an inset sink. Oak-effect laminate flooring runs underfoot, with inset spotlights overhead and an extractor fan.

STAIRS/LANDING

A charming hallway, stairs and landing, finished with popular wood panelling to the walls. Oak laminate flooring runs through the ground floor, alongside a wall-mounted radiator. Upstairs, the landing has a useful storage cupboard, a uPVC window, inset spotlights and a loft hatch.

MASTER BEDROOM

16'0" x 8'10" (not including dressing area) (4.89 x 2.7 (not including dressing area))

A magnificent master suite, created by the extension and drenched in natural light from two uPVC windows. A designated dressing area has built-in wardrobes, while ambient wall lights set a relaxed mood in the evenings. Complete with two wall-mounted radiators, an aerial point and a door leading through to the en-suite shower room.

ENSUITE SHOWER ROOM

6'6" x 5'1" (2 x 1.55)

A decadent en-suite bathroom, tiled in black ceramic and finished with brushed gold-coloured fixtures and fittings. A large walk-in shower with a luxurious drench head takes centre stage. An oak-effect vanity unit houses the low-flush WC and a fluted circular basin, topped by an LED illuminated mirror, and a gold-coloured wall-mounted heated towel rail continues the theme. Oak-effect flooring runs underfoot, with inset spotlights overhead, an extractor fan and a frosted uPVC window.

BEDROOM 2

8'6" x 7'10" (2.6 x 2.4)

A well-presented, stylish second bedroom with a built-in wardrobe, a wall-mounted radiator and a uPVC window.

BEDROOM 3

9'2" x 8'6" (2.8 x 2.6)

Currently used as a nursery, this room would work equally well as a home office if needed. Trendy wood half-panelling adds character, and there is a wall-mounted radiator and a uPVC window.

BATHROOM

7'10" x 6'2" (2.4 x 1.9)

A generously sized, contemporary family bathroom, tiled in serene grey natural tones. It comprises a bath with an electric shower over, a low-flush WC and a grey wall-mounted vanity unit with an inset sink. A wall-mounted chrome heated towel rail and a frosted uPVC window complete the room.

GARAGE

16'4" x 8'2" (5 x 2.5)

Offering the extra storage space we all crave, or secure parking, the garage has an electric roller shutter door and a mezzanine floor for additional storage. The combi boiler is wall-mounted here, and lighting and sockets are in place. An internal oak door leads directly to and from the kitchen.

EXTERIOR

To the rear is a fully enclosed, low-maintenance oasis. An extensive decked area is ideal for entertaining or sitting out in the summer months, with wall lights to illuminate the space in the evening. Steps rise to a sizeable lawn, framed by low-maintenance pebbled borders with established shrubs and trees that offer shade. To the side of the property is a convenient storage room. To the front of the property, a driveway provides perfect off-road parking for two cars. An electric charging point, outdoor tap and wall light complete the frontage.

Floorplan

Total floor area: 126.5 sq.m. (1,361 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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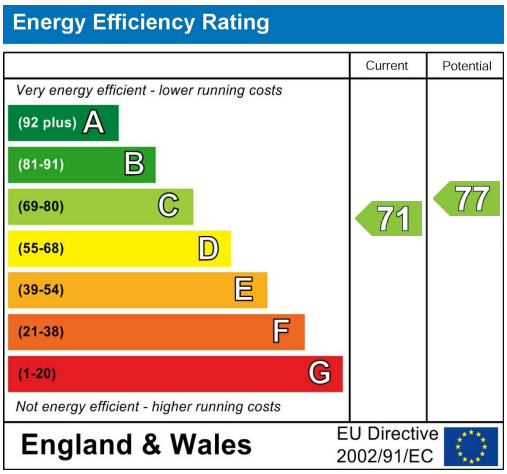
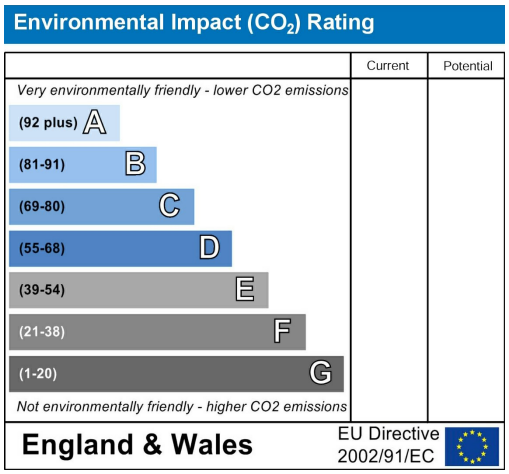
Energy Efficiency Graph

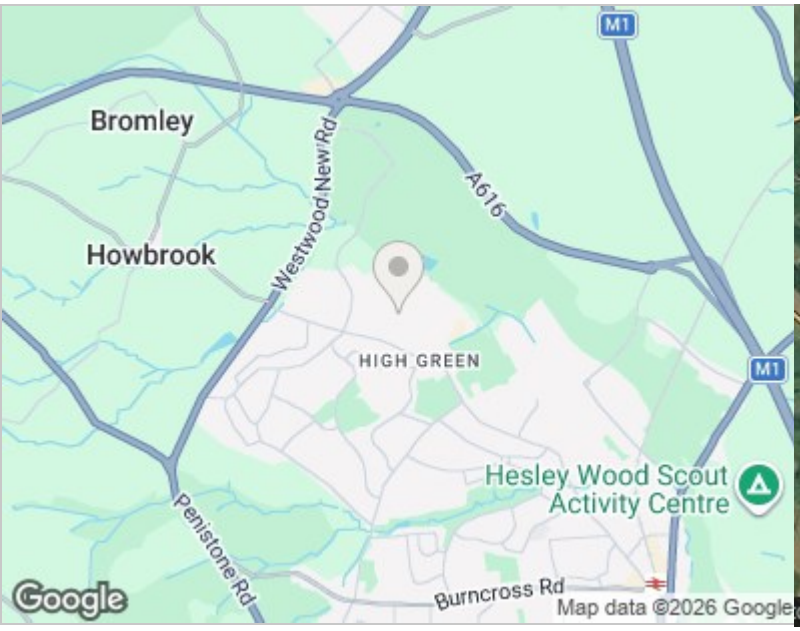




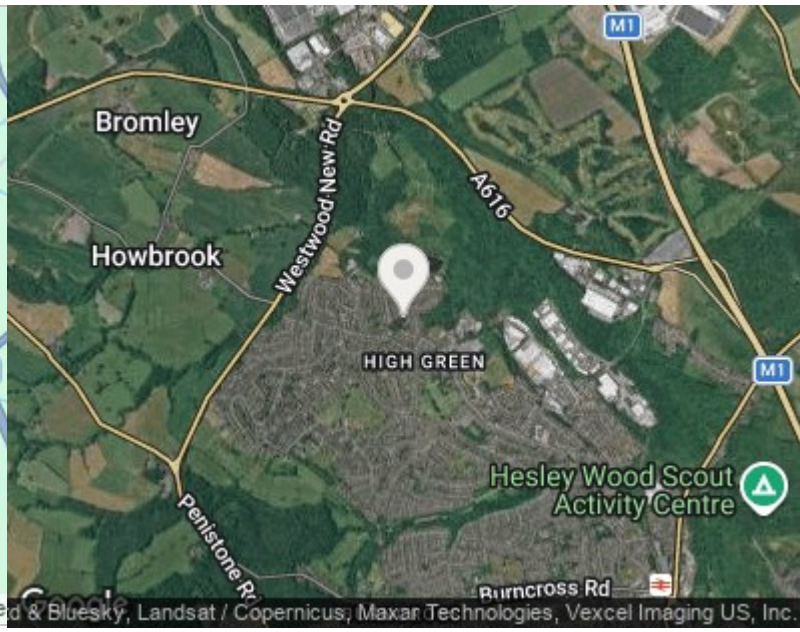
Viewing

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



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