







3 Moorland View

Charnock • Sheffield • S12 3JJ

Guide Price £210,000 - £220,000

An attractive, modern and light-filled semi-detached family home, beautifully presented throughout with stylish contemporary interiors, a generous driveway and a private enclosed rear garden designed for modern family living. A tiled entrance porch with useful cloakroom storage provides a welcoming first impression. The bay-fronted living room is finished in sophisticated grey tones and features bespoke storage and shelving within the alcoves, made-to-measure blinds, wood-effect flooring and an integral contemporary log-effect electric fire, creating a comfortable and elegant space to relax. To the rear of the property is a superb open-plan dining kitchen, fitted with sleek gloss units complemented by contrasting quartz worktops. Integrated appliances include an oven, gas hob, microwave, under-counter fridge and freezer, while there is also space and plumbing for a washing machine. Clever sliding doors conceal practical under-stair storage. Adjoining the kitchen is a versatile family dining area, flooded with natural light and opening through French doors onto a raised decked terrace, creating a seamless connection between the indoor and outdoor living spaces. An open staircase with contemporary stainless-steel balustrade rises from the living room to the first-floor landing, which also provides access to the loft space. The principal bedroom enjoys a bay window to the front elevation and is decorated in warm, calming tones with a grey carpet underfoot. The second double bedroom overlooks the rear garden and benefits from a delightful woodland backdrop, leafy outlook and built-in storage. A third bedroom provides an ideal nursery, child's bedroom or home office and includes useful overhead storage. Completing the accommodation is a stylish family bathroom, fitted with a modern three-piece white suite, contemporary tiling, shower over the bath and a chrome heated towel rail. Externally, the property enjoys a low-maintenance walled front garden and a driveway providing off-road parking. To the rear is a particularly attractive enclosed garden, thoughtfully landscaped to create a private family-friendly retreat. A raised decked terrace extends directly from the dining area, while a lower stone-paved patio, lawned section, block paving, grey slate and decorative stone provide a variety of seating and play areas. A summer house, side patio and dedicated barbecue area further enhance this superb outdoor space, ideal for entertaining, relaxing and enjoying time with family and friends. Situated in this popular S12 location, the property is perfectly suited to families, with a range of well-regarded schools, parks and everyday amenities close by. Excellent transport links provide convenient access to Sheffield City Centre, Crystal Peaks and the surrounding motorway network, while nearby green spaces and woodland walks offer plenty of opportunities for outdoor recreation.



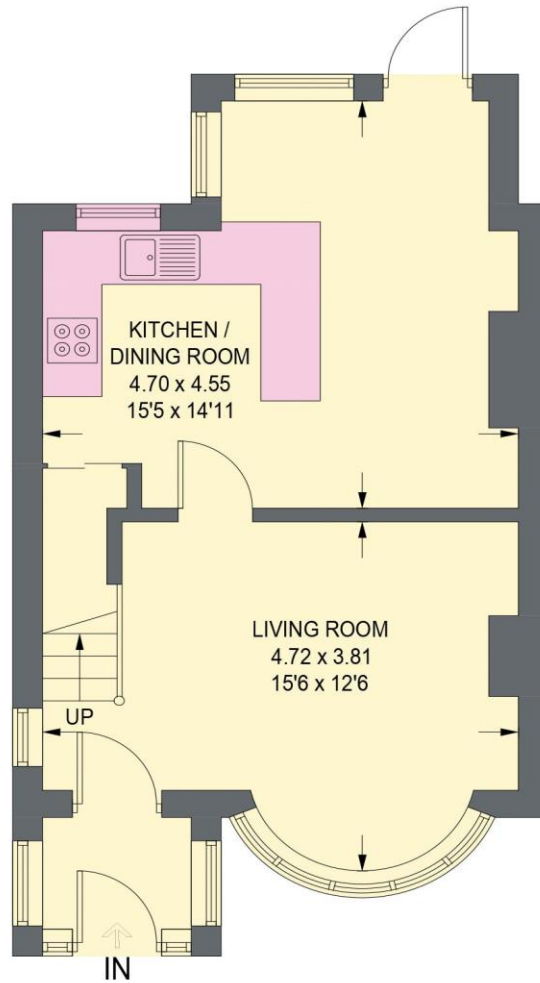


- Attractive Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Stylish Modern Interior
- Light & Airy Accommodation
- Superb Open Plan Dining Kitchen
- Contemporary Fitted Kitchen
- Private Enclosed Rear Garden
- Off Street Parking
- Leasehold Term TBC £4pa
- Council Tax Band B, EPC Rating TBC

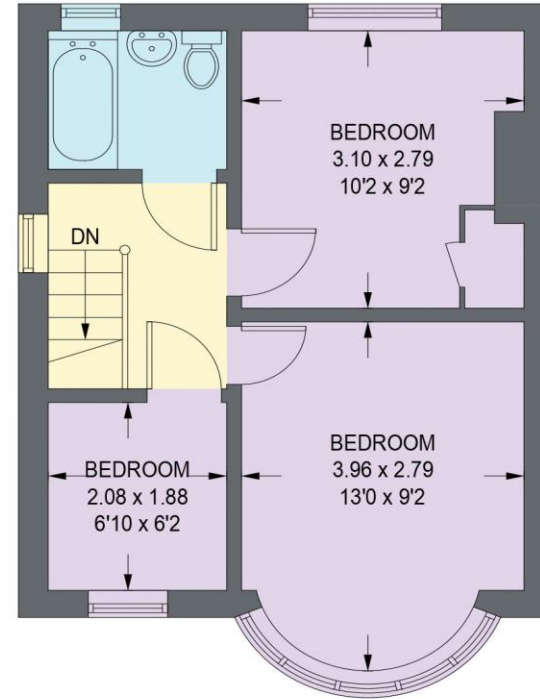


3 MOORLAND VIEW

APPROXIMATE GROSS INTERNAL AREA = 69.5 SQ M / 748 SQ FT



GROUND FLOOR
38.0 SQ M / 409 SQ FT



FIRST FLOOR
31.5 SQ M / 339 SQ FT

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

[IDMRP2025]



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