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HERE TO GET *you* THERE



Primrose Drive

Ecclesfield, Sheffield, S35 9ZQ

Guide Price £270,000 - £280,000



- 3 BED SEMI DETACHED
- FULLY MODERNISED THROUGHOUT
- GREAT FIRST BUY
- SIZEABLE DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES

- READY TO JUST MOVE STRAIGHT IN
- BEAUTIFUL OPEN PLAN KITCHEN/DINER
- WELL LANDSCAPED GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX B

Tel: 0114 257 8999

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GUIDE PRICE £270,000 - £280,000 Nestled in the popular village of Ecclesfield, Sheffield, this stunning three-bedroom semi-detached house on Primrose Drive is a true gem. Fully modernised to an exceptionally high standard, this home offers a perfect blend of contemporary living and comfort.

As you enter, you are greeted by a beautifully appointed entrance hallway that sets the tone for the rest of the property. The stylish open plan kitchen diner is ideal for both entertaining and family meals, while the bright living room provides a welcoming space to relax with a cosy log burner. The property also features a convenient utility room, adding to the practicality of the home and the versatility to use as needed.

The three well-proportioned bedrooms are designed with comfort in mind, and the luxurious bathroom is a delightful retreat. Outside, the lovely enclosed rear garden boasts raised decking, perfect for enjoying the outdoors in privacy.

Every room in this home has been finished with meticulous care and attention to detail, making it a genuine turn-key purchase that requires absolutely nothing to be done.

Ecclesfield is a highly sought-after village, known for its excellent range of local amenities, well-regarded schools, superb transport links and situated a short drive to the M1, making it an ideal location for families and professionals alike.

Early viewing is strongly recommended, as a property of this quality is sure to attract significant interest and will not be available for long. Don't miss the opportunity to make this exquisite house your new home.

ENTRANCE HALLWAY

Entered via a cream composite door, the entrance hallway makes a stylish first impression with light oak ash LTV herringbone flooring, ambient wall lighting, wall mounted radiator, Hive controller and built-in understairs drawers and storage.

LIVING ROOM

12'10 x 12'7 (3.91m x 3.84m)

A bright and inviting living room flooded with natural light from a large uPVC window, featuring an electric flame effect log burner with built-in cabinets either side. Finished with neutral décor and further comprising wall mounted radiator, telephone point and aerial point.

KITCHEN / DINING ROOM

18'11 x 9'2 (5.77m x 2.79m)

A stunning/kitchen diner fitted with a range of light grey shaker wall and base units with luxury quartz marble worktops and inset stainless steel sink. Integrated appliances include a four-ring induction hob with black slanted extractor, electric oven, built-in microwave, dishwasher and fridge freezer. The LTV herringbone flooring flows seamlessly through from the hallway, creating a beautifully cohesive feel throughout. Finished with ceiling spotlights, wall mounted radiator, a rear-facing uPVC window and patio doors leading onto the decking.

UTILITY

11'4 x 8'2 (3.45m x 2.49m)

A handy addition to the home, fitted with light wood wall and base units, stainless steel sink and black tiled flooring. With undercounter space for a washing machine and the wall-mounted boiler neatly housed within. A frosted uPVC door and window complete the space, with potential to incorporate a downstairs WC. Also option to convert this space into a home office, playroom or garage if desired.

LANDING

A well-appointed landing with doors leading to all bedrooms, uPVC window and access to a partially boarded loft via a fitted ladder.

MASTER BEDROOM

11'1 x 10'9 (3.38m x 3.28m)

A large and sumptuously decorated double bedroom, fitted with built-in modern white wardrobes and ambient wall lighting. Further comprising wall mounted radiator and a large front-facing uPVC window.

BEDROOM 2

12'6 x 9'3 (3.81m x 2.82m)

A further, elegant double bedroom with built-in wardrobe, wall mounted radiator and a rear-facing uPVC window.

BEDROOM 3

7'8 x 7'4 (2.34m x 2.24m)

A versatile room with built-in cupboard with hanging space and shelving, wall mounted radiator and a front-facing uPVC window. Currently utilised as a home office but equally ideal as a single bedroom or nursery.

BATHROOM

7'6 x 5'7 (2.29m x 1.70m)

A stylish, beautifully finished bathroom in serene cream tones, partially wall tiled with matching tiled flooring. Comprising a white gloss vanity unit with ceramic countertop sink and black mixer tap, low flush white WC, bath with black luxurious drench shower over, black wall-mounted towel radiator and white ceiling spotlights. Two frosted uPVC windows complete the room.

EXTERIOR

To the front, the property benefits from a sizeable block paved driveway with space for two vehicles, a neat front lawn and well-established edges.

To the rear is a fully enclosed and well-maintained garden, mainly laid to lawn with a sun drenched raised decking area perfect for entertaining or sitting out in the summer months, complete with outdoor tap and lighting.

Floorplan

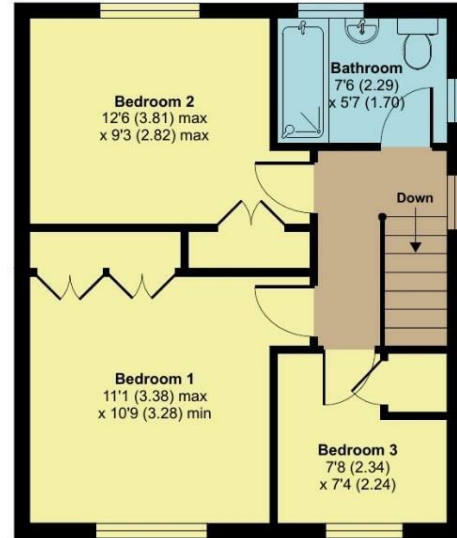
Primrose Drive, Ecclesfield, Sheffield, S35

Approximate Area = 960 sq ft / 89.1 sq m

For identification only - Not to scale



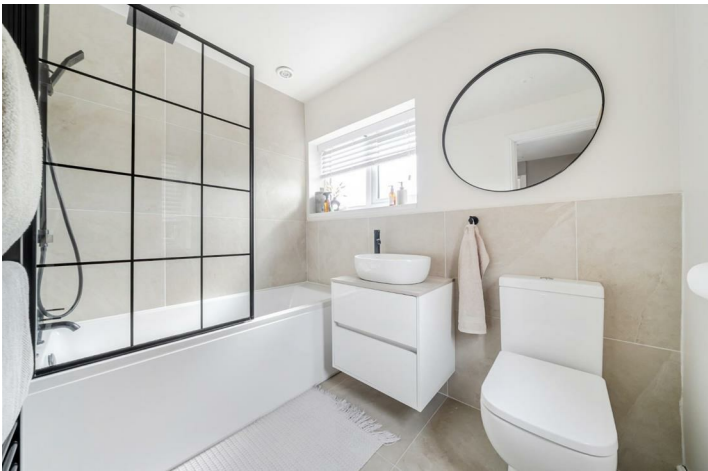
GROUND FLOOR
APPROX FLOOR
AREA 49.2 SQ M
(530 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 39.9 SQ M
(430 SQ FT)

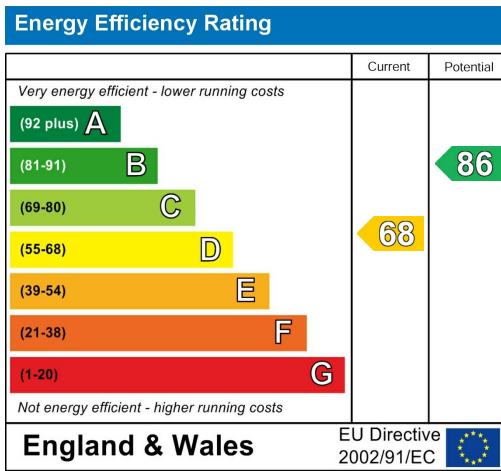
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Hunters Property Group. REF: 1488041







Energy Efficiency Graph

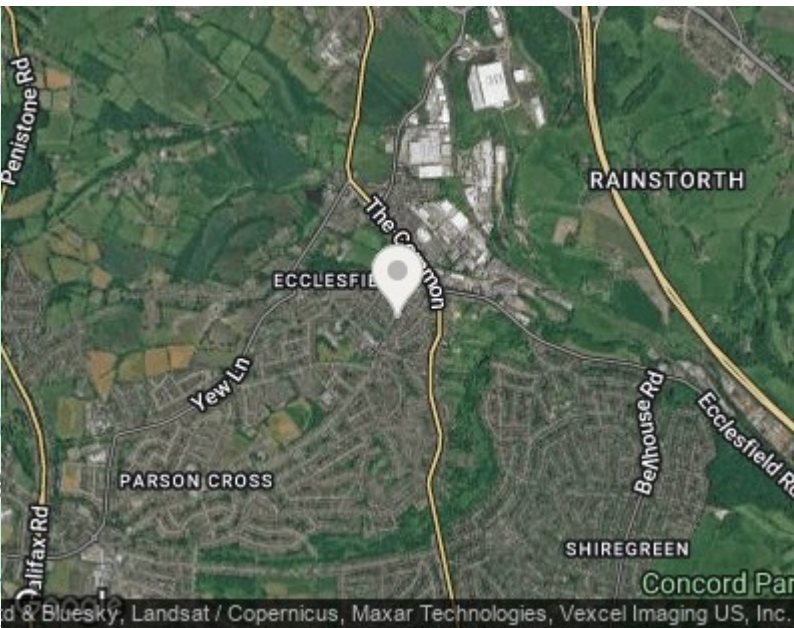
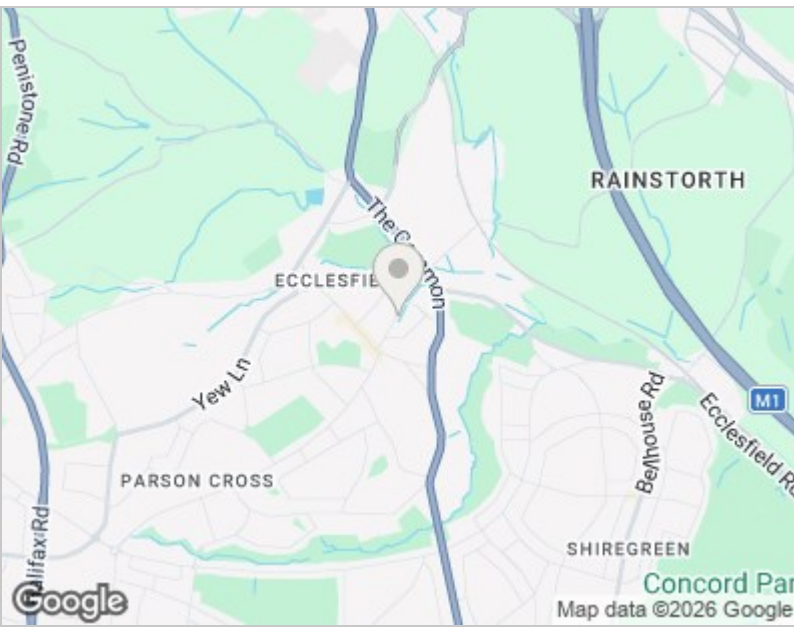


Viewing

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





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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