



48 Millhouses Lane, Sheffield, S7 2HB



# 48 Millhouses Lane

Guide Price

## £700,000

GUIDE PRICE £700,000 to £725,000

An exquisite stone-built five-bedroom semi-detached residence, offering generous and beautifully balanced accommodation arranged over four floors. This distinguished home blends timeless period character with refined contemporary finishes, creating a residence of genuine elegance and comfort. Perfectly positioned within walking distance of Millhouses Park, close to local amenities, highly regarded schools, and moments from Ecclesall Woods, it offers an exceptional opportunity for modern family living in one of the area's most desirable settings.

The ground floor is introduced by an impressive, light-filled entrance hall. At its heart lies a superb open-plan breakfast kitchen, dining, and living space, thoughtfully designed for both everyday living and entertaining. If you have a passion for cooking, this exceptional kitchen is sure to impress. It features high-end integrated appliances, including a premium Novy hob with integrated extraction, forming a sleek contemporary focal point. The space flows effortlessly into the rear garden, enhancing indoor-outdoor living. A separate bay-fronted reception room with an elegant fireplace provides a refined retreat, alongside a well-appointed WC.

The lower ground floor offers a versatile converted cellar, ideal as a home office, cinema room, or playroom, with additional storage to support modern family life.

The first floor comprises two well-proportioned double bedrooms, both finished to a high standard, together with a stylish family bathroom featuring both bath and separate shower.

The second floor provides three further bedrooms, including two spacious doubles and a well-sized single, served by a modern shower room, ideal for guests or growing families.

Externally, the property benefits from a beautifully landscaped rear garden with lawn and patio areas, plus a useful outbuilding. To the front, a driveway provides off-street parking.







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