







2 Church Glebe

Wadsley Park Village • Sheffield • S6 1XA

Guide Price £525,000 - £550,000

Located on a quiet cul-de-sac within the sought-after Wadsley Park Village development, this modern five-bedroom, four-bathroom detached family home offers spacious and versatile accommodation surrounded by leafy views and open green spaces. Ideally suited to family living, the property enjoys a convenient location with excellent transport links and highly regarded schools nearby. Externally, the home benefits from a fully enclosed garden, double driveway, and double garage. Accessed via a composite entrance door, the property opens into a welcoming hallway setting the tone for the beautifully presented accommodation throughout. The spacious dual-aspect living room enjoys neutral, light and airy décor, complemented by a contemporary feature fireplace and French doors opening directly onto the garden. A second reception room provides flexible additional living space, ideal for use as a snug, playroom, or home office, featuring a box bay window and stylish modern grey tones. A ground floor WC completes the ground floor accommodation. To the rear of the property is a fabulous open-plan dining kitchen, fitted with a modern gloss white kitchen complemented by wood-effect worktops, tiled splashback, and integrated Samsung oven, gas hob, and dishwasher. The kitchen seamlessly joins the dining area, which enjoys a pleasant outlook over the rear garden. Two Velux roof windows flood the space with natural light, while French doors provide direct access onto the garden, creating an ideal space for family living and entertaining. Off the kitchen is a practical utility room offering further storage, plumbing for appliances, cloakroom hanging space, and a rear access door. To the first floor is a rear-facing double bedroom, currently utilised as a study, enjoying a beautiful leafy woodland outlook. There are also two front-facing double bedrooms, both beautifully presented and benefitting from modern en-suite shower rooms. Completing this floor is a family bathroom fitted with a contemporary three-piece white suite, alongside a useful cupboard housing the water tank. Stairs rise to the second floor where there are two generously proportioned dual-aspect double bedrooms, both beautifully presented in stylish modern décor and enjoying a bright and airy feel. This floor also benefits from access to a contemporary shower room and loft space. Externally, the property enjoys a fully enclosed and well-maintained rear garden featuring a landscaped lawn, patio seating area, rockery, planted borders, and a hidden secluded seating area, ideal for relaxing and entertaining. To the front is a double driveway leading to the double garage. Church Glebe is ideally positioned within the highly regarded Wadsley Park Village development in the popular S6 postcode. Particularly favoured by families, the area offers an excellent balance of green open spaces, woodland walks, and convenient access to local amenities, schools, and transport links into Sheffield city centre. Nearby parks, family-friendly facilities, and easy access to the Peak District make this a highly desirable location for those seeking a community-focused lifestyle with outdoor space on the doorstep.





- Detached Family Home in S6
- 5 Double Bedrooms
- 4 Bath / Shower Rooms
- Spacious Flexible Family Home
- Popular Wadsley Park Village

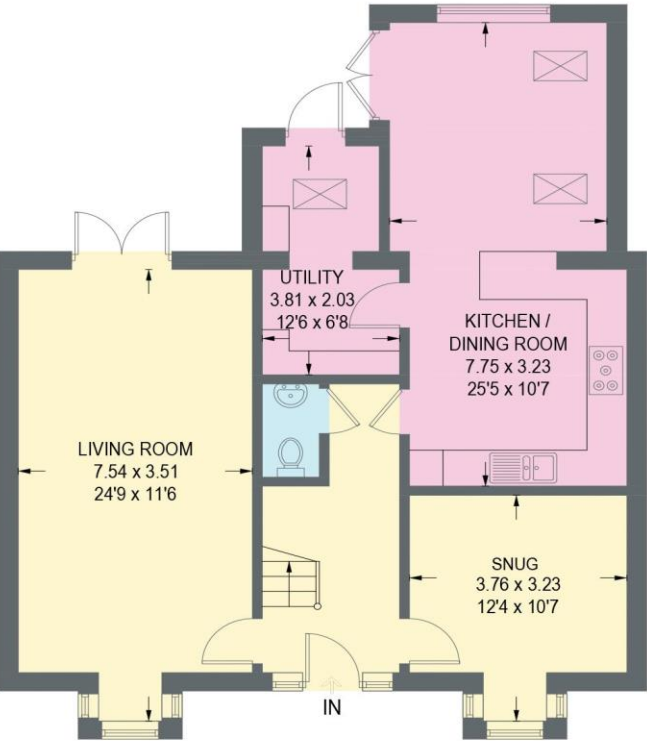
- Quiet Cul-De-Sac Location
- Enclosed Landscaped Garden & Patio
- Driveway & Double Garage
- Lease TBC
- Council Tax Band F, EPC Rating C



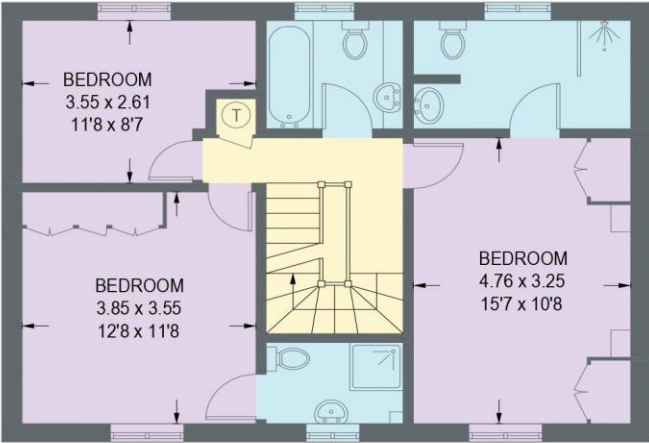


2 CHURCH GLEBE

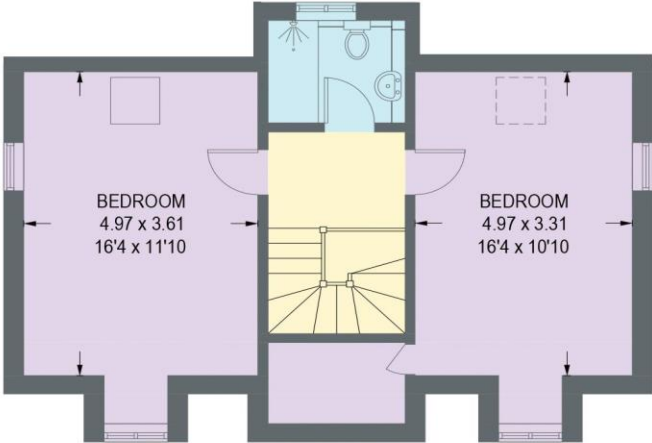
APPROXIMATE GROSS INTERNAL AREA = 192.2 SQ M / 2069 SQ FT
(EXCLUDING VOID)



GROUND FLOOR
80.4 SQ M / 865 SQ FT



FIRST FLOOR
61.0 SQ M / 657 SQ FT



SECOND FLOOR
50.8 SQ M / 547 SQ FT

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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