







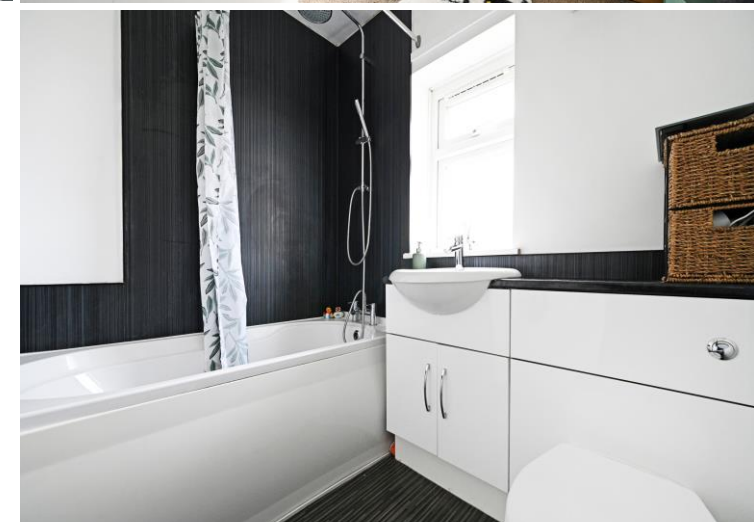
3 Hail Mary Drive

Woodhouse • Sheffield • S13 9XW

Guide Price £210,000 - £220,000

Attractive three bedroom extended semi detached family home, ideally positioned on Hail Mary Drive in Woodhouse, an increasingly popular residential area perfect for growing families. Surrounded by open green space and with the beautiful Waverley Lakes nearby, the property offers a wonderful balance of modern living and outdoor lifestyle. The home is set back with a generous driveway and front lawn, while a side extension provides additional versatile living space and potential for further development subject to the necessary consents. A tiled entrance hallway leads into a light and airy front living room, finished with neutral décor and soft grey carpeting, creating a cosy yet spacious environment. To the rear, the property opens into a generous dining kitchen, fitted with a stylish range of shaker style wall and base units, wood effect worktops, and contrasting tiled splashbacks. There is a range cooker and space with plumbing for additional appliances, making it both practical and sociable. From here, the layout flows seamlessly into a garden room, an excellent family space with views over the rear garden and access outside. The side extension currently serves as a dining room but offers flexibility to suit a variety of needs, whether as a home office, playroom, or additional sitting room. Upstairs, the first floor hosts three well proportioned bedrooms. The rear double bedroom enjoys a pleasant outlook over the garden and features modern grey tones with built in wardrobe storage. The front double bedroom is equally spacious, with a large window, stylish panelling detail, and neutral carpeting. A third single bedroom provides an ideal nursery, child's room, or study. The landing includes useful storage cupboards housing the boiler and leads to a contemporary family bathroom, fitted with a modern three piece white suite, vanity unit with hand wash basin, WC, and a bath with rainfall shower over. Externally, the property continues to impress with a fully enclosed rear garden designed for family living, featuring a combination of patio terrace, lawn, and a raised decked area, perfect for entertaining or relaxing outdoors. Hail Mary Drive itself is a superb location for families, offering a quiet, community focused setting with excellent access to local amenities, well regarded schools, and transport links. The nearby Waverley Lakes and surrounding green spaces provide fantastic opportunities for walking, cycling, and outdoor recreation, making this an ideal place for children to grow and thrive while remaining well connected to nearby towns and city centres.





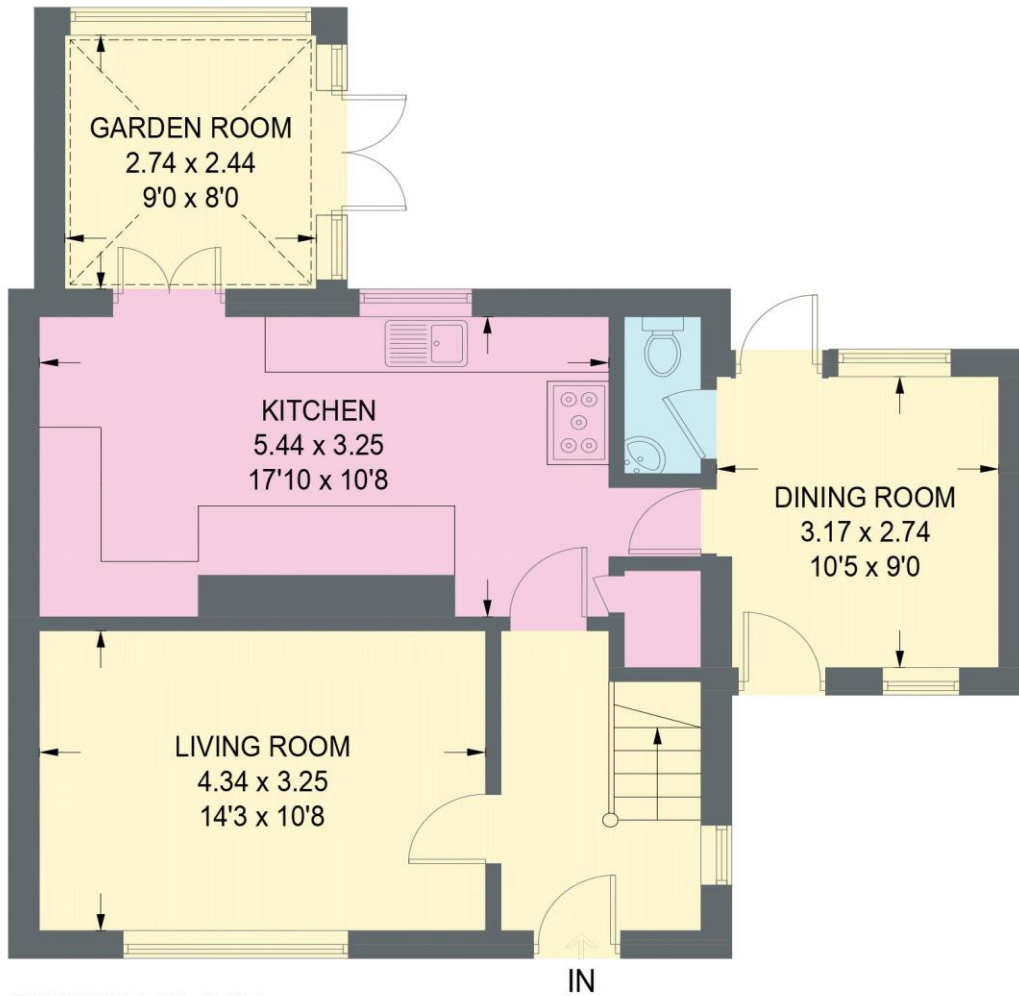
- Extended Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Flexible Accommodation
- Spacious Kitchen & Separate Dining Room
- Garden Room

- Modern Decor Throughout
- Convenient Location Close to Open Green Space
- Off Street Parking on Driveway
- Freehold
- Council Tax Band A, EPC Rating TBC

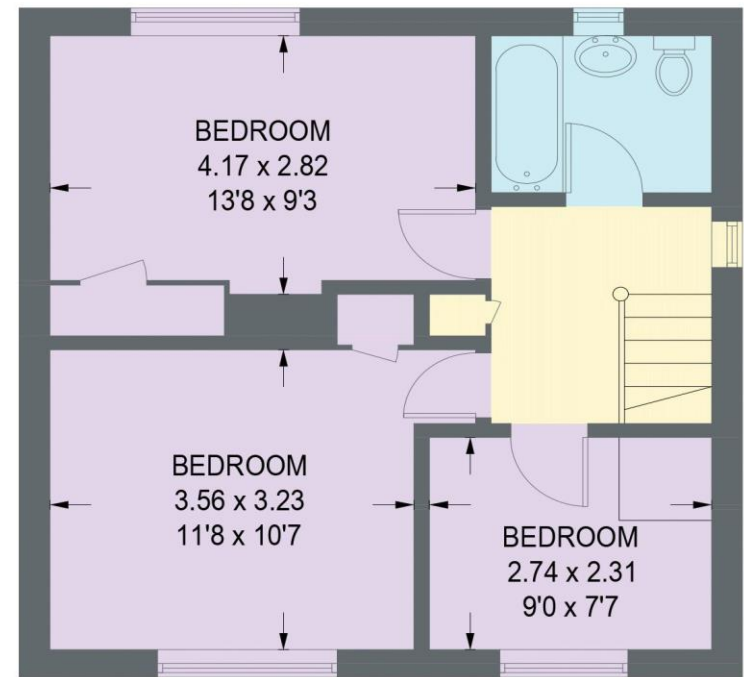


3 HAIL MARY DRIVE

APPROXIMATE GROSS INTERNAL AREA = 102.8 SQ M / 1107 SQ FT



GROUND FLOOR
59.9 SQ M / 645 SQ FT



FIRST FLOOR
42.9 SQ M / 462 SQ FT

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



haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk [haushomes.co.uk](https://www.haushomes.co.uk)

0114 276 8868