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ESTATE AGENTS

Marketing Preview















The Green, 4 Dowcarr Lane, Harthill, Sheffield, S26 7XN

£525,000

Bedrooms 3, Bathrooms 3, Reception Rooms 2




















A great opportunity to purchase this spacious and beautifully presented three-bedroom detached home, set in a desirable semi-rural location. The property features a master bedroom with its own dressing room and en-suite, a dedicated office space, a downstairs WC, and a separate utility room. Externally, there is off-road parking, a double garage, and attractive rear gardens. An ideal home for families looking for space both inside and out!

SUMMARY

A great opportunity to purchase this spacious and beautifully presented three-bedroom detached home, set in a desirable semi-rural location. The property features a master bedroom with its own dressing room and en-suite, a dedicated office space, a downstairs WC, and a separate utility room. Externally, there is off-road parking, a double garage, and attractive rear gardens. An ideal home for families looking for space both inside and out!

PORCH

Enter via a composite door into the porch with tiled flooring, downlighting and a uPVC door to the kitchen/diner.

KITCHEN/DINER 27'7" x 12'0"

A generous family kitchen that truly serves as the heart of the home, fitted with ample high-gloss wall and base units topped with quartz worktops. Features include a double sink with mixer tap, double oven, hob with extractor, space for an American-style fridge/freezer, and an integrated Smeg dishwasher. The room also benefits from a breakfast bar, original beams, and a feature fireplace with a multi-fuel stove, stone hearth, and beam above. Additional details include spot lighting, tiled flooring, and two front-facing windows. The kitchen opens into the inner hallway and has a door leading to the utility room.

UTILITY ROOM 6'1" x 7'0"

Comprising of a stainless steel sink, base units and space for a washing machine and tumble dryer. Spotlighting, radiator and continued flooring. Door to the downstairs WC. Composite door leading to patio area and access to outbuildings.

DOWNSTAIRS WC 6'1" x 4'1"

Having a vanity wash basin, back to wall WC and a cupboard housing the boiler. Spotlighting, continued flooring and obscure glass window.

INNER HALLWAY

Having an open stair way, two large storage cupboards, spotlighting radiator and window. Door to the lounge.

LOUNGE 15'3" x 16'4"

A bright and spacious reception room with beams to the ceiling, wooden flooring, neutral decor and a fireplace with a multi fuel log burner. Spotlighting, radiator and window. Patio doors to the garden.

STAIRS/LANDING

A carpeted stair rise to the laminate landing with a window, access to the loft and a radiator. Two storage cupboards and doors to the three bedrooms, office, bathroom and shower room.

MASTER BEDROOM 12'8" x 11'9"

A generous sized double bedroom with a feature painted wall and laminate flooring. Spotlighting, radiator and window to the front. Open to the dressing room.

DRESSING ROOM 5'10" x 7'3"

Having fitted wardrobes and drawers, velux style window and door to the ensuite.

ENSUITE 4'9" x 3'10"

Comprising of a shower cubicle with an overhead shower, close coupled WC and wash basin. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

BEDROOM TWO 11'8" x 11'9"

A large double bedroom with a storage cupboard, white walls and laminate flooring. Spotlighting, radiator and window to the front.

BEDROOM THREE 8'4" x 9'9"

A double bedroom with white walls, laminate flooring and fitted wardrobes. Spotlighting, radiator and side window.

OFFICE 5'4" x 6'4"

Having fitted units, neutral decor and laminate flooring. Spotlighting, radiator and side window with countryside views.

BATHROOM 6'2" x 9'8"

Comprising of a sunk in bath with a mixer shower tap, bidet, low flush WC and pedestal sink. Spotlighting, ladder style radiator and obscure glass window. Fully tiled walls and tiled flooring.

SHOWER ROOM 3'7" x 4'2"

Fitted with a shower cubicle with an overhead shower, fully tiled walls and tiled flooring. Spotlighting, skylight and chrome ladder style radiator.

OUTSIDE

To the front of the property, a double driveway provides ample parking and leads to the detached garage, which is equipped with power and lighting. A gated front garden is immaculately maintained, featuring a lawn, mature plants, trees, and shrubs. There is also a second access door to the garage.

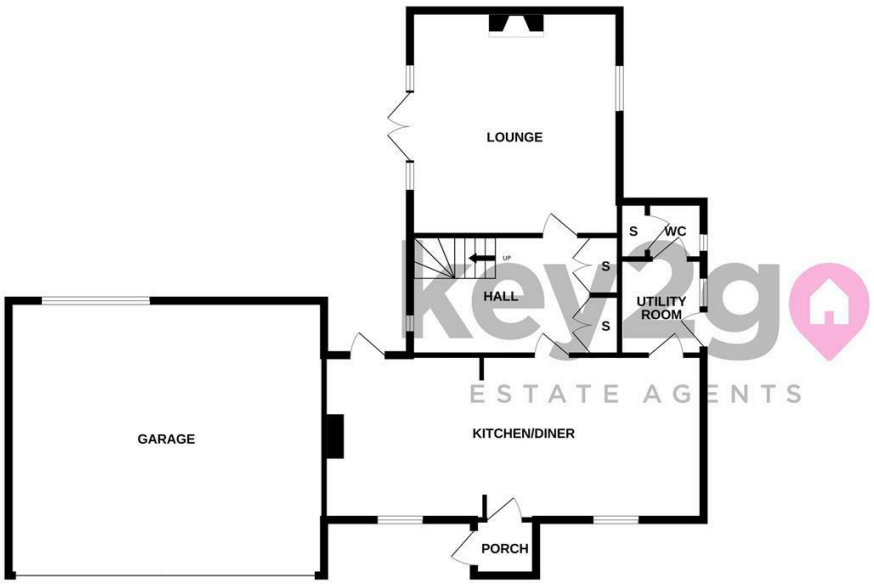
To the side of the property, three stone-built outhouses and a patio area provide additional outdoor space, leading through to the rear garden.

The rear garden is private, not overlooked, and beautifully presented. It features a patio with a freshwater well, a lawn, and well-tended plants and shrubs. Rear access to the garage is also available via a convenient door.

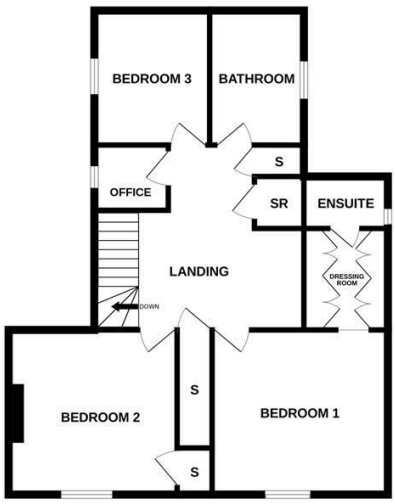
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- TRADITIONAL BOILER
- COUNCIL TAX BAND E - ROTHERHAM COUNCIL

GROUND FLOOR

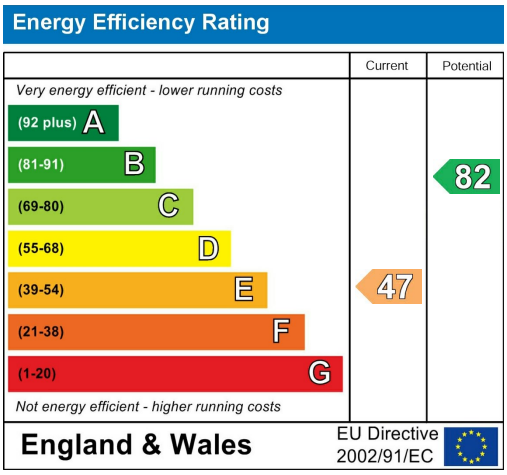


1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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