



## Springwood Lane

High Green, Sheffield, S35 4JG

Guide Price £325,000 - £350,000



- EXTENDED 2 BED DETACHED BUNGALOW
- LOCATED ON A SOUGHT AFTER ROAD
- SCOPE TO RECONFIGURE WITH A FLEXIBLE LAYOUT
- GENEROUS ROOM SIZES THROUGHOUT
- CLOSE TO THE M1 AND AN ARRAY OF AMENITIES
- NO UPWARD CHAIN
- LARGE PRIVATE PLOT WITH SCOPE FOR FURTHER EXTENSION AND LOFT CONVERSION
- IN NEED OF UPGRADING IN AREAS BUT BURSTING WITH CHARACTER
- BEAUTIFUL, WELL LOOKED AFTER GARDENS
- COUNCIL TAX BAND D

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GUIDE PRICE £325,000 - £350,000. NO UPWARD CHAIN! Nestled on the charming Springwood Lane in High Green, Sheffield, this delightful detached bungalow presents an excellent opportunity for those seeking a spacious and character-filled home. With three generous reception rooms and two well-proportioned bedrooms, this property is perfect for individuals or small families looking to create their dream living space.

The bungalow boasts a sizeable private plot, offering ample outdoor space that is both well-kept and inviting. The gardens wrap around the property, providing a wonderful canvas for gardening enthusiasts or those wishing to enjoy outdoor leisure. While the home is in need of some modernisation and upgrades, it is bursting with character and potential, allowing you to tailor it to your personal taste and lifestyle.

One of the standout features of this property is the absence of an upward chain, enabling a smooth transition for buyers eager to move in and start making memories. The generous dimensions throughout the bungalow provide plenty of scope for reconfiguration, ensuring that the layout can be adapted to suit your needs.

Conveniently located, this bungalow is close to the M1 motorway, making it an ideal choice for commuters. It is also well-serviced by good bus routes and is within easy reach of a variety of local amenities. With direct roads leading to Sheffield, Barnsley, and Rotherham, you will find yourself well-connected to the surrounding areas.

Briefly comprising entrance hall, living room, dining room, breakfast kitchen, conservatory, two double bedrooms and bathroom.

In summary, this sizeable extended two-bedroom detached bungalow is a rare find, offering a blend of character, space, and potential in a desirable location. Don't miss the chance to make this property your own and enjoy all that it has to offer.

## ENTRANCE HALL

Glazed uPVC French doors open into a small porch area, with a solid wooden door leading through to the entrance hall. A practical cloakroom area comprises a wall-mounted radiator and telephone point, with a fitted loft hatch and ladder providing access to a large loft space — offering generous storage or the potential for conversion, subject to the usual consents.

## LIVING ROOM

12'9" x 11'9" (3.9 x 3.6)

A well-proportioned living room benefits from excellent natural light through a large front-facing uPVC bay window. The room features a wall-mounted gas fire as a focal point, along with a curved wall-mounted radiator, aerial point and telephone point. There is also the option to open through into the kitchen to create a larger kitchen/dining space, subject to the usual consents.

## DINING ROOM

12'1" x 11'1" (3.7 x 3.4)

Currently used as a generously sized dining room, this versatile space features a large front-facing uPVC bay window and a characterful wooden fireplace with green tiling and gas coal-effect fire — a pleasing focal point and a welcome addition during the cooler months. The room also benefits from a curved wall-mounted radiator.

## BREAKFAST KITCHEN

10'9" x 9'10" (3.3 x 3)

A spacious breakfast kitchen fitted with a range of white wall and base units providing ample storage, complemented by wood-effect work surfaces and an inset stainless steel sink and drainer. Further benefits include a freestanding gas cooker, under-counter space and plumbing for a washing machine, and space for a tall freestanding fridge/freezer. Built-in storage cupboards also house the Combi boiler. A uPVC window and glazed uPVC door provide natural light and access through to the conservatory.

## CONSERVATORY

12'9" x 9'2" (3.9 x 2.8)

A welcome addition to the property, the conservatory provides versatile extra living space and allows you to enjoy the garden outlook throughout the year. Three walls of uPVC windows flood the room with natural light, while the space also benefits from lighting, power sockets, a wall-mounted radiator and a glazed uPVC side door. Further uPVC glazed French doors open directly out onto the rear garden.

## BEDROOM 1

11'1" x 10'9" (3.4 x 3.3)

A good-sized master bedroom featuring a wall of fitted white wardrobes and drawers, along with a uPVC window and wall-mounted radiator.

## BEDROOM 2

11'5" x 8'10" (3.5 x 2.7)

A further good-sized double bedroom with a wall-mounted radiator, telephone point and uPVC window overlooking the beautiful rear garden.

## BATHROOM

6'10" x 6'6" (2.1 x 2)

A generously sized bathroom, fully tiled in green, comprising a bath with telephone shower tap, low-flush WC, pedestal sink, wall-mounted radiator, wood-effect flooring and frosted uPVC window.

## EXTERIOR

The property occupies a large private plot with gardens and driveway extending around the entire house. A long driveway runs from the road along the side of the property, providing off-road parking for at least three vehicles, with the potential to utilise further garden space for additional parking or caravan storage if required. There is also a garage and shed, which would benefit from some attention or replacement. The gardens are well-maintained and wrap around three sides of the property, featuring expansive lawn areas, trimmed hedges, well-stocked colourful borders and a variety of established trees — creating a pleasant and private outdoor space, ready and waiting for you to put your stamp on it.

# Floorplan



Total floor area 83.5 sq.m. (899 sq.ft.) approx

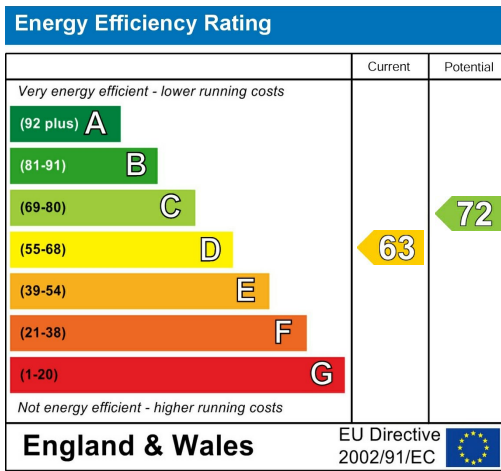
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io







### Energy Efficiency Graph

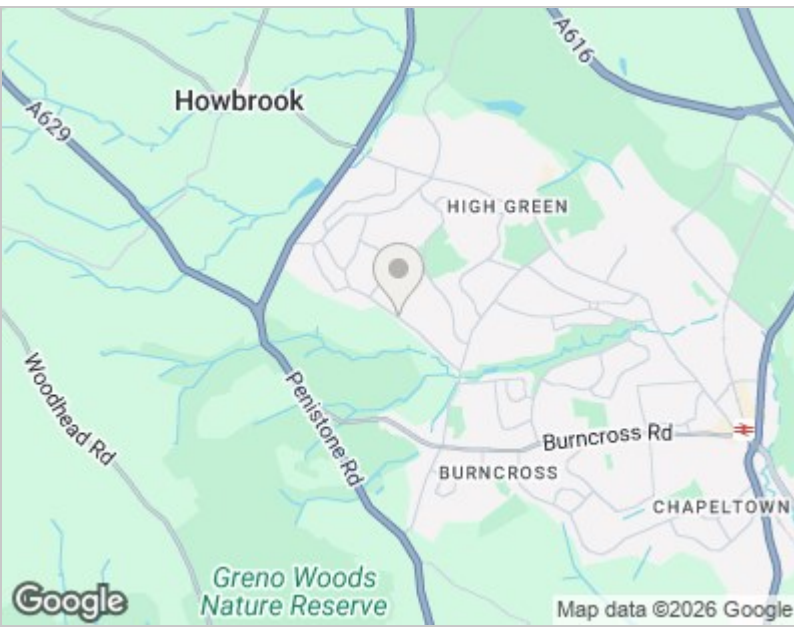


### Viewing

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.

1 Station Road, Chapeltown, Sheffield, S35 2XE  
Tel: 0114 257 8999 Email: [chapeltown@hunters.com](mailto:chapeltown@hunters.com)  
<https://www.hunters.com>

