



37 WINNEY HILL SHEFFIELD, S26 7YL

£675,000
FREEHOLD

*****GUIDE PRICE £675,000- £695,000*****

An impressive extended dormer bungalow occupying a generous plot in the highly regarded village of Harthill, with far-reaching views and excellent access to Rotherham, Doncaster and Worksop. The spacious and versatile accommodation combines character features with stylish modern living, including solid oak flooring, a stone-featured wall with multi-fuel burner and a contemporary Shaker-style kitchen/diner with central island. The property offers a welcoming entrance hall, lounge, superb kitchen/diner, extended sitting room with skylight and bi-fold doors, downstairs WC, four bedrooms, family bathroom and a further first-floor bedroom with dressing area and en-suite. The luxurious principal bedroom also benefits from a freestanding bath and separate WC. Outside, the extensive tiered gardens provide generous lawns, composite decking, built-in fire pit, timber pergola and useful storage. Fully improved and finished to a high standard, this exceptional home must be viewed to be fully appreciated.

**Kendra
Jacob**

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- GUIDE PRICE £675,000-£695,000 • FOUR DOUBLE SIZE BEDROOMS • FOUR BATHROOM SUITES • EXTENDED SITTING ROOM WITH BI-FOLD DOORS • MULTIFUEL BURNER IN THE LIVING ROOM OVERLOOKING FAR REACHING VIEWS • CENTRE ISLAND WITH SEATING AREA • DETACHED DORMER BUNGALOW • EXTENSIVE DRIVEWAY & GARDENS WITH BUILT IN FIRE PIT AREA • SOUGHT AFTER VILLAGE LOCATION • FULLY RENOVATED TO A HIGH STANDARD THROUGHOUT



ENTRANCE HALL

A spacious and welcoming entrance hall featuring front-facing composite double doors, cast iron radiators and solid oak flooring. Built-in storage provides useful additional space, while a pull-down ladder gives access to the fully boarded loft, which benefits from lighting and excellent storage potential.

LIVING ROOM

A generous and beautifully presented living space with a large front-facing double-glazed window, providing an abundance of natural light and far-reaching views. The room features solid oak flooring, cast iron radiators and stairs providing access to the first-floor bedroom. A striking stone-featured wall forms the main focal point of the room, incorporating a multi-fuel burner, creating a warm and inviting atmosphere.

KITCHEN/DINER

A stylish contemporary Shaker-style kitchen comprising a comprehensive range of high- and low-level units, complemented by quartz worktops and an under-counter sink. The kitchen is well equipped with integrated appliances, including a dishwasher, Candy double oven and grill, fridge and freezer. A central breakfast island provides additional drawer and cupboard storage, together with a five-ring gas hob, seating area and wine coolers. The room benefits from solid oak flooring, a useful utility cupboard with solid oak work surfaces and plumbing for a washing machine, and access to the downstairs WC. There is also a cast iron fireplace and a side-facing double-glazed obscure window.

EXTENDED SITTING ROOM

A stunning additional reception room enjoying an abundance of natural light from the skylight. The room features solid oak flooring, a cosy gas fire, cast iron fireplace and attractive decorative wall panelling. Rear-facing bi-fold doors open directly onto the garden, creating an excellent connection between the indoor and outdoor living spaces.

CLOAKROOM

Comprising a wash hand basin with vanity unit beneath, low-flush WC and central heating radiator.

MASTER BEDROOM

A larger-than-average master bedroom featuring a rear-facing double-glazed window, cast iron fireplace and solid oak flooring. The room benefits from a freestanding bath with shower attachment and tiled flooring, together with a feature fabric wall creating a bespoke and luxurious feel. There is a solid oak dressing table, modern central heating radiator and built-in wardrobes with shelving. A Velux ceiling window provides excellent natural light to the dressing area, with access leading through to the separate WC.

EN SUITE

Comprising a wash hand basin with vanity unit beneath, WC, central heating radiator and tiled flooring.

BEDROOM THREE

A good-sized bedroom with rear-facing double-glazed window, cast iron radiator and built-in wardrobes. The

bedroom also benefits from access to an en-suite shower room.

EN SUITE

Comprising a walk-in shower, wash hand basin with vanity unit, low-flush WC, partially tiled walls, ceramic tiled flooring and heated towel radiator.

BEDROOM FOUR

A spacious double bedroom with built-in wardrobes, cast iron radiator and front-facing double-glazed window.

FAMILY BATHROOM

A well-appointed four-piece bathroom suite comprising a bath with shower attachment, separate walk-in shower with rainfall showerhead, wash hand basin with vanity unit and low-flush WC. Further features include a wall-mounted LED mirror, cast iron radiator with towel holder, Velux ceiling window providing excellent natural light and a feature alcove. Partially tiled walls and laminate flooring complete the room.

FIRST FLOOR

Access to the second bedroom with en-suite and dressing area.

BEDROOM TWO

A good-sized bedroom with cast iron radiator, rear-facing Velux windows and access to both the en-suite and dressing area.

EN SUITE

Comprising a walk-in shower, wash hand basin with vanity unit, low-flush WC, cast iron radiator, laminate flooring and rear-facing Velux window.

DRESSING AREA

A useful dressing area with rails for hanging clothes and laminate flooring.

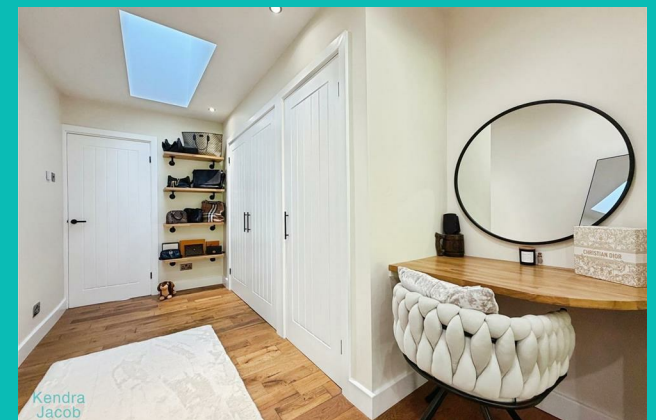
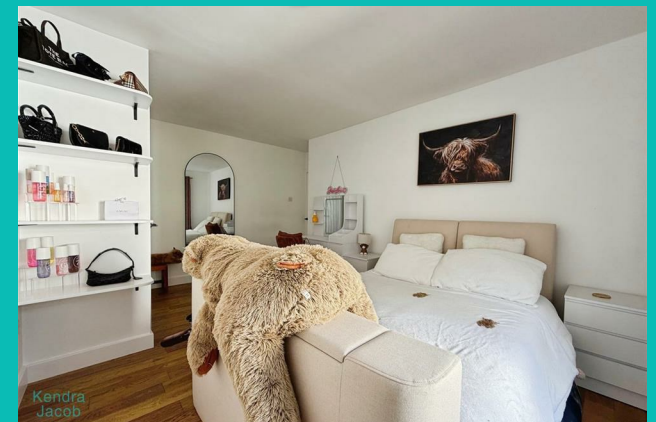
GARAGE

The garage is fitted with an electric door and benefits from power.

EXTERNAL

To the front of the property is an extensive driveway providing ample off-road parking, together with access to the garage. Steps lead up to the main entrance, with a balcony area and external lighting and power points. The property benefits from an impressive and extensively landscaped garden, with external power points and a rear composite decking area incorporating a built-in fire pit. A wooden pergola provides an excellent outdoor entertaining space and includes a fridge, shelving and power sockets. The garden enjoys far-reaching views and is predominantly laid to lawn, with extensive grounds arranged over several tiers. Additional outdoor features include storage sheds, external lighting and secured gated access.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

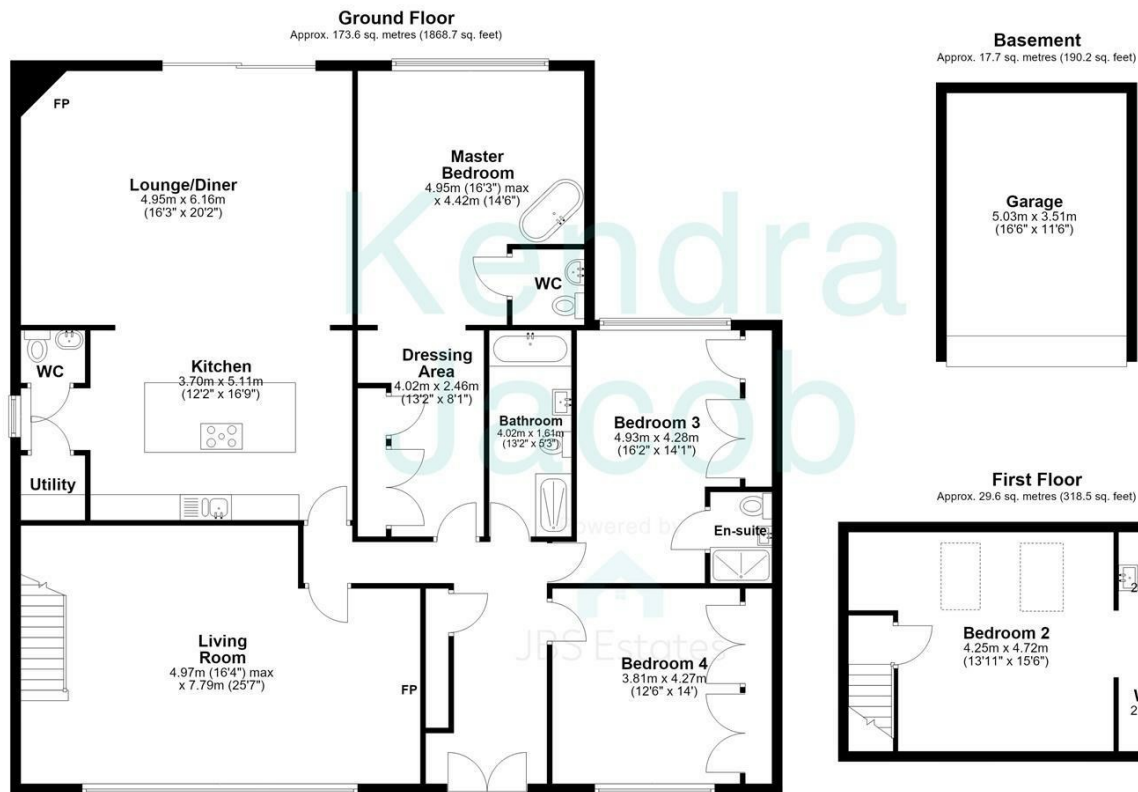
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2377.50 sq ft

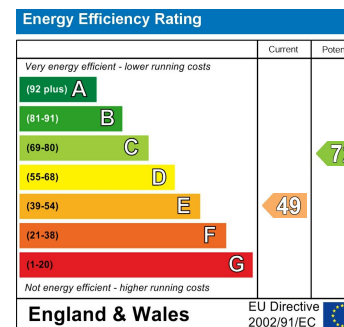
Tenure – Freehold





Total area: approx. 220.9 sq. metres (2377.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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