



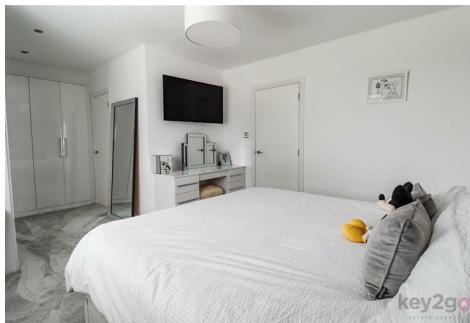
ESTATE AGENTS

Marketing Preview



5 The Downings, Harthill, Sheffield, S26 7WD
£535,000

Bedrooms 3, Bathrooms 2, Reception Rooms 3



CHAIN FREE!!! A rare opportunity to acquire this stunning, executive three-bedroom detached bungalow, beautifully renovated by the current owner. Tucked away in a quiet cul-de-sac, the property offers three generous reception rooms, a conservatory with a solid roof, and stylishly appointed kitchen and bathrooms throughout. The master bedroom benefits from a contemporary ensuite, while the landscaped garden enjoys breathtaking open views—ideal for relaxing or entertaining. Additional features include a double garage, ample off-road parking, and convenient access to local amenities and major routes into the City Centre. This truly exceptional home is not to be missed.

SUMMARY

CHAIN FREE!!! A rare opportunity to acquire this stunning, executive three-bedroom detached bungalow, beautifully renovated by the current owner. Tucked away in a quiet cul-de-sac, the property offers three generous reception rooms, a conservatory with a solid roof, and stylishly appointed kitchen and bathrooms throughout. The master bedroom benefits from a contemporary ensuite, while the landscaped garden enjoys breathtaking open views—ideal for relaxing or entertaining. Additional features include a double garage, ample off-road parking, and convenient access to local amenities and major routes into the City Centre. This truly exceptional home is not to be missed.

Step inside to a welcoming and spacious hallway that sets the tone for this beautifully presented home. The accommodation includes a generous lounge, a separate dining room, and a bright conservatory that captures stunning open views. The stylish kitchen is complemented by a practical utility room, while the master bedroom boasts fitted wardrobes and a sleek ensuite shower room. A contemporary family bathroom adds further appeal, and there is also convenient integral access to the double garage.

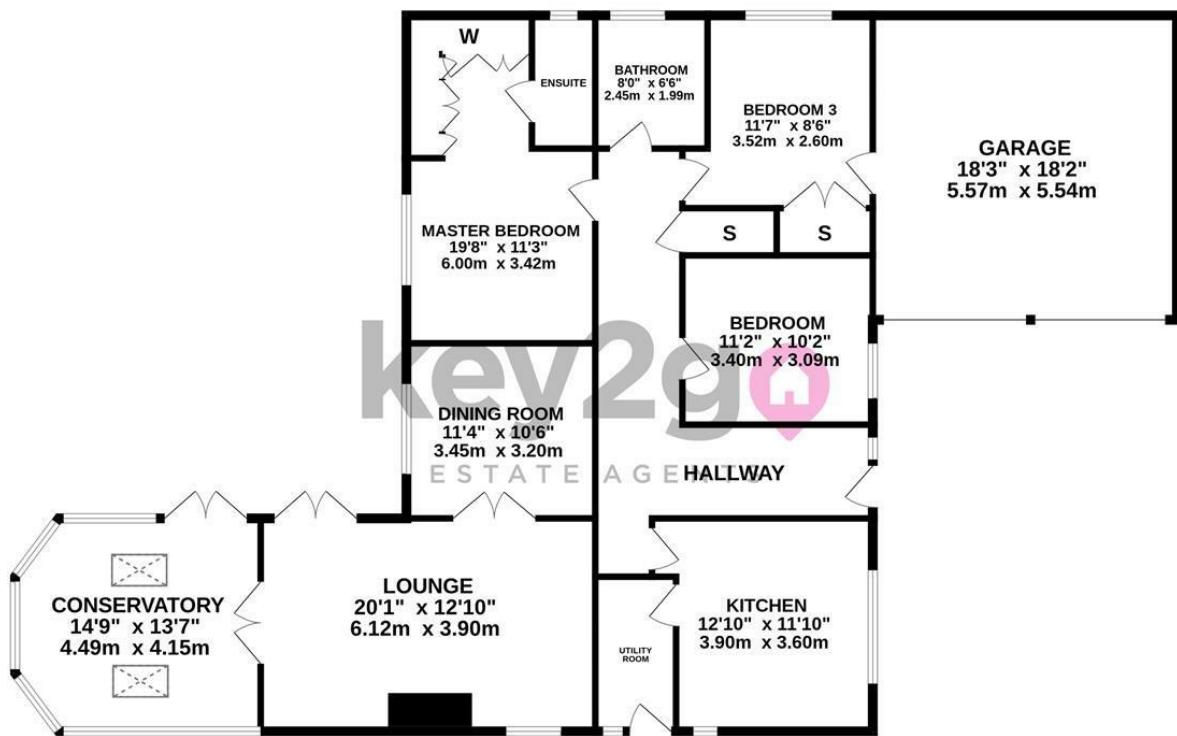
Outside, the property benefits from full wraparound access and features a beautifully landscaped, tiered garden—perfect for entertaining or alfresco dining. Set against picturesque countryside in a charming village location, this peaceful and private outdoor space is the ideal extension of the home's stunning interior.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND F - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

