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23A Meadowhead, Woodseats, Sheffield, S8 7UA

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## Guide Price £450,000

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Occupying a superb position on Meadowhead Road, this beautifully presented five-bedroom, four-bathroom semi-detached home combines the efficiency of a contemporary build with an impressive sense of space, enhanced by well-proportioned rooms and high ceilings throughout. Completed in 2014, the property sits seamlessly alongside neighbouring homes while offering a layout perfectly designed for modern family living. Best of all, it enjoys stunning views across Graves Park from the principal living space and two of the bedrooms.

A welcoming entrance hall sets the tone, complemented by a useful downstairs cloakroom/WC.

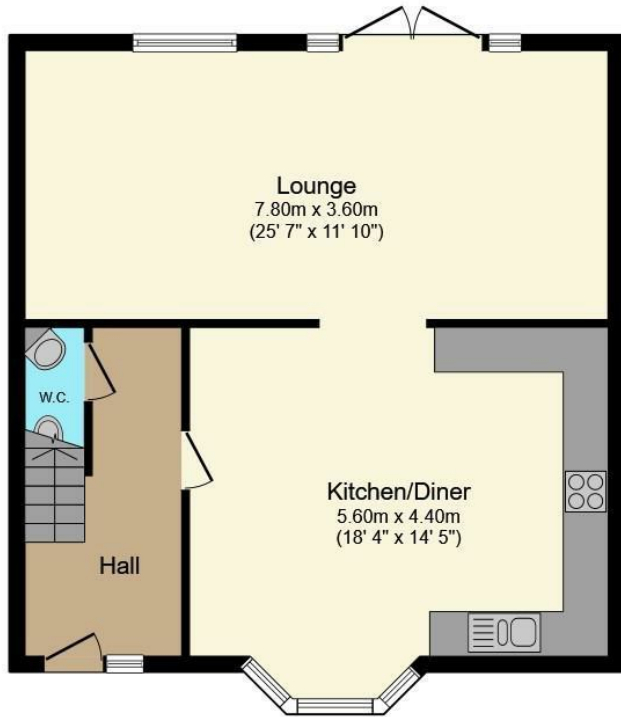
At the heart of the home is a spacious dining kitchen with a bay window to the front — ideal for family meals, entertaining and everyday living. The kitchen and the exceptionally generous living area are thoughtfully arranged as two distinct spaces, separated by folding doors that can be opened to create a sociable open-plan environment or closed for more intimate, defined living areas.

Upstairs, the property offers exceptional versatility, with five well-proportioned bedrooms and four bathrooms, making it ideal for growing families, home working and visiting guests.

A particular feature of the home is the top-floor accommodation, where two attic bedrooms each benefit from their own en-suite bathroom — ideal for larger households and perfectly suited to teenagers, guests or extended family stays.

Outside, the property continues to impress with a fabulous rear garden featuring a decked seating area and lawn — a private outdoor retreat ideal for summer barbecues, entertaining, or simply relaxing while enjoying the greenery beyond. To the front, a block-paved driveway provides off-road parking for two vehicles, adding further practicality. Excellent amenities, schools and transport links are nearby, with Graves Park on the doorstep and the Peak District a short drive away.

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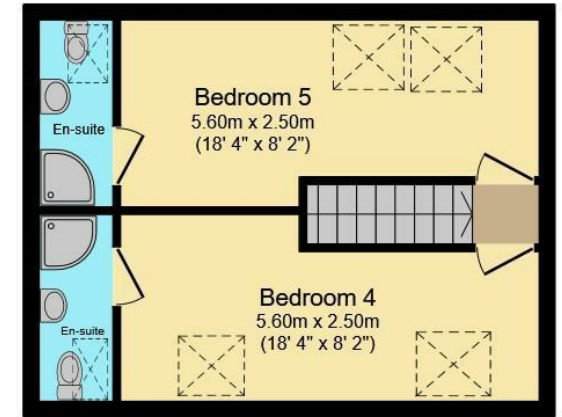
## Ground Floor

Floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx



## First Floor

Floor area 64.1 m<sup>2</sup> (690 sq.ft.) approx



## Second Floor

Floor area 34.1 m<sup>2</sup> (367 sq.ft.) approx

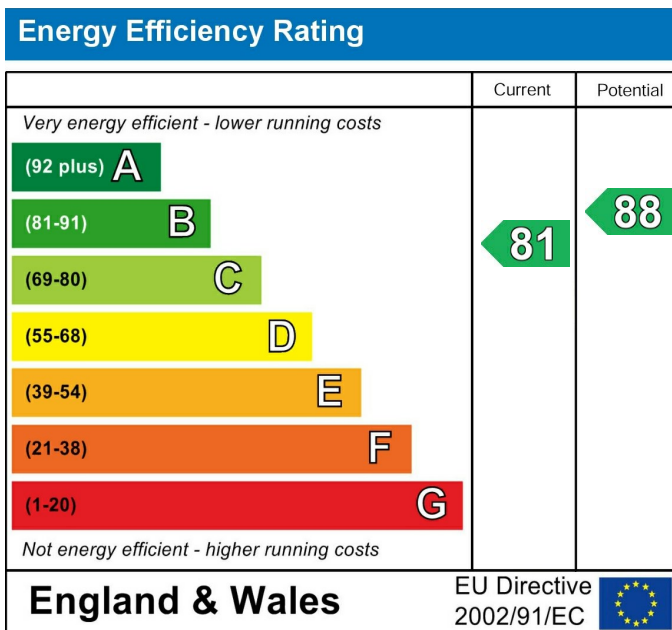
Total floor area 162.4 m<sup>2</sup> (1,748 sq.ft.) approx

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 [www.focalagent.com](http://www.focalagent.com)

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			
		81	88
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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