



# Church Glebe, Sheffield, S6 1XA

Offers In Region Of £495,000

5 3 2



A spacious five-bedroom detached family home occupying a desirable corner plot on the sought-after Wadsley Park Village development, enjoying woodland views and offered to the market with no onward chain.

Positioned within a quiet cul-de-sac with attractive key-blocked road surfacing, this impressive property is one of only a few homes of this particular design on the estate, making it a rare opportunity within this popular residential location.

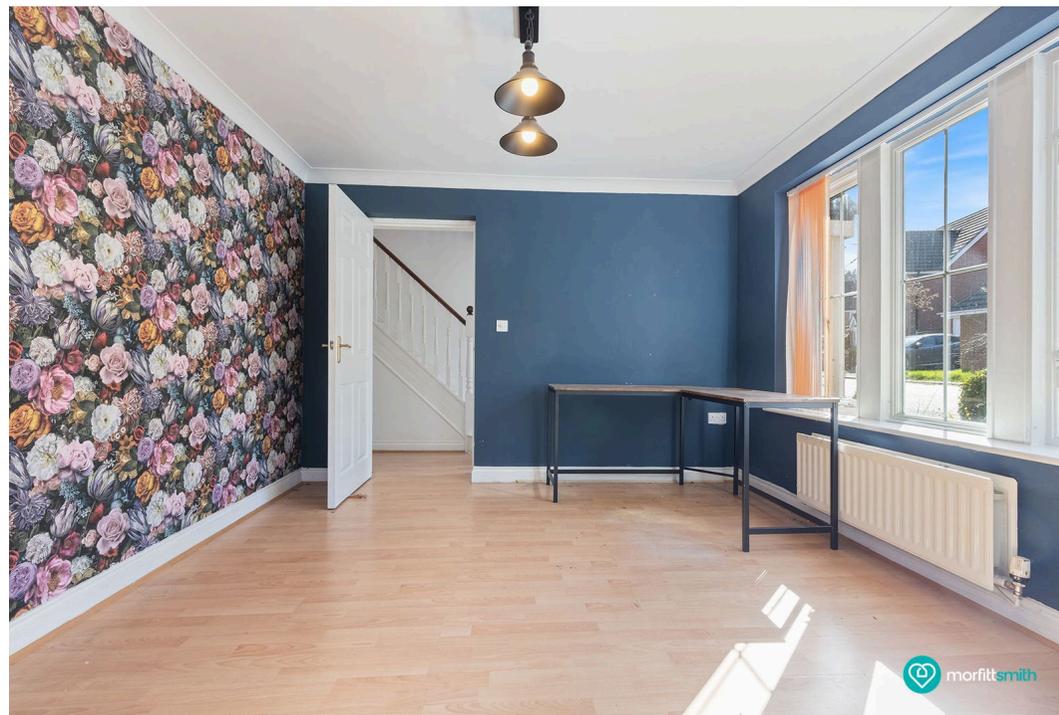
The accommodation extends across three floors and offers well-proportioned and versatile living space ideally suited to family life. The ground floor is centred around a welcoming entrance hallway with useful storage and a downstairs WC. There are two generous reception rooms, one of which benefits from French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. A separate dining room also enjoys French doors leading outside, while the well-appointed kitchen is fitted with integrated appliances including a range cooker and dishwasher.

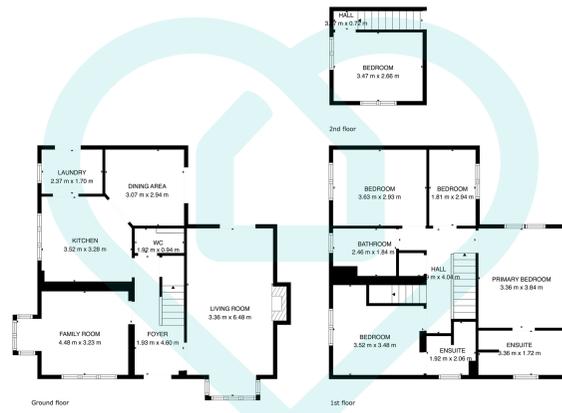
A useful utility room provides additional storage and appliance space, with tiled flooring and access from the driveway, creating a practical rear entrance to the home.

To the first floor are four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite bathroom and fitted wardrobes, while the second bedroom also enjoys an en-suite shower room. A stylish family bathroom with a corner bath serves the remaining bedrooms on this level. All bedrooms feature fitted carpets, adding to the fresh and well-maintained feel throughout.

A further staircase leads to the second floor where a spacious fifth bedroom enjoys pleasant views over the adjoining woodland, offering flexible accommodation ideal as a guest room, home office or additional family space.

Externally, the property sits on a particularly attractive corner plot with beautifully landscaped gardens wrapping around the front of the house. The rear garden is mainly laid to lawn and includes a



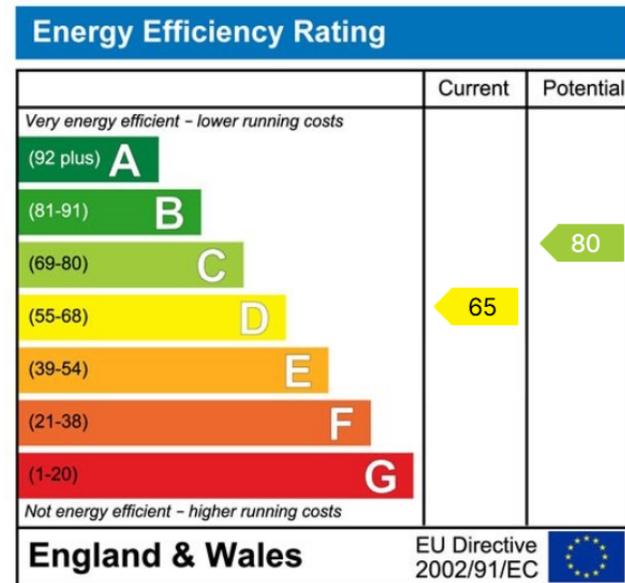


TOTAL: 151 m<sup>2</sup>  
 Ground floor: 71 m<sup>2</sup>, 1st floor: 68 m<sup>2</sup>, 2nd floor: 12 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>, WALLS: 13 m<sup>2</sup>

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Five-bedroom detached family home
- Sought-after modern development
- Two reception rooms plus separate dining room
- Detached double garage and double driveway
- Landscaped gardens with decked patio area
- No onward chain
- Desirable corner plot position
- Two en-suite bedrooms and family bathroom
- Additional land opposite with extra parking space
- Woodland views and countryside walks nearby



### Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

### Get in touch - arrange an appointment



0114 232 1764  
 sales@morfittsmith.co.uk  
 lettings@morfittsmith.co.uk  
 newhomes@morfittsmith.co.uk  
 www.morfittsmith.co.uk



@MorfittSmith  
 @MorfittSmith  
 MorfittSmith  
 Estate & Letting Agent