



## 5 Haven Hill Road

Monteney Park, Sheffield, S5 9BS

**Guide price £250,000**



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Nestled in the desirable Monteney Park area of Sheffield, this stunning three-bedroom detached house, built in 2020, offers a perfect blend of modern living and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, alongside two well-appointed bathrooms that cater to the needs of a growing family.

The contemporary design is evident throughout the home, ensuring a bright and welcoming atmosphere. The ground floor features a convenient downstairs WC, enhancing the practicality of the layout. The property also includes a garage and a driveway, providing ample parking space for up to two vehicles.

Situated in a popular estate, this home is ideally located close to local schools, amenities, and a nearby park, making it perfect for families. Additionally, the excellent bus route nearby ensures easy access to the wider Sheffield area.

This delightful property is not only modern and stylish but also offers a fantastic opportunity to enjoy a vibrant community lifestyle. Don't miss the chance to make this beautiful house your new home.

## Lounge

14'8" max x 14'7" (4.46m max x 4.45m)

A spacious lounge filled with natural light from a front-facing window. Stairs rise from one side of the room, adding a sense of openness.

## Dining Kitchen

9'6" x 14'7" (2.90m x 4.45m)

The dining kitchen is bright and modern with ample natural light from windows and a glass door leading to the rear garden. It is fitted with a range of white cabinets and black countertops, complemented by neutral tiled splashbacks. Appliances include an oven, hob and space for a washing machine and fridge freezer. A wooden dining table with upholstered chairs provides a comfortable space for meals, with the garden easily accessible through the double doors.

## Entrance Hall and WC

The entrance hall is neat and practical with a white front door and radiator. It leads directly to the lounge and has a door to a convenient downstairs WC fitted with a modern white suite and a small basin, decorated with warm tones.

## Landing

The first-floor landing is bright and welcoming with neutral décor and carpeting, leading to all bedrooms and the family bathroom. It has a light and airy feel with white balustrades and walls decorated with artwork.

## Master Bedroom

13' max x 8'2" (3.97m max x 2.50m)

A well-proportioned master bedroom featuring a window overlooking the garden. The room is neutrally decorated with light walls and a carpeted floor. It includes a practical built-in wardrobe and space for a double bed, creating a restful sleeping environment.

## Bedroom 2

11'1" max x 8'2" (3.39m max x 2.50m)

Bedroom 2 is a comfortable double room, with a window letting in plenty of daylight. The room maintains a calm atmosphere with neutral walls and carpeting and offers space for bedroom furniture and storage. Also has fitted wardrobes.

## Bedroom 3

8'1" x 6'2" (2.47m x 1.87m)

The third bedroom, suitable as a single room or home office, with a window providing natural light. The room is simply decorated with light walls and carpet, making it a versatile space.

## Bathroom

The family bathroom features a bath with an overhead shower and glass screen, modern fittings, and a tiled splashback with a striped pattern. A frosted window ensures privacy while allowing natural light. The flooring has a wood-effect finish, complementing the neutral palette.

## Rear Garden

The rear garden is a generous, fenced outdoor space with a lawn bordered by a paved patio and decking area. It is perfect for outdoor dining and relaxation, enjoying sunlight throughout the day. Access is via double doors from the kitchen and through the side gate.

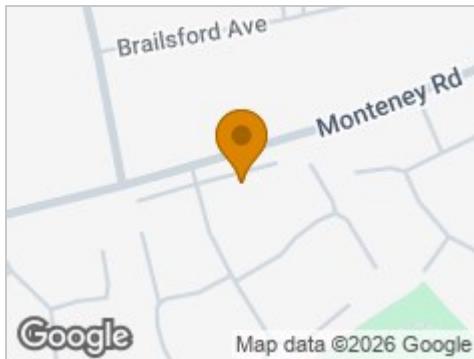
## Front Exterior and Garage

17'2" x 8'7" (5.23m x 2.62m)

The driveway leads to a single garage with an up-and-over door, providing secure parking and additional storage. The front garden is lawned with a curved path leading to the front door, framed by neat brickwork and exterior lighting.



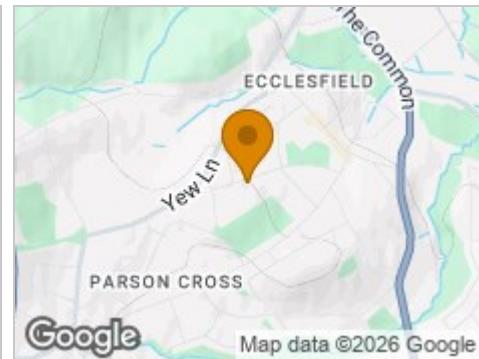
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

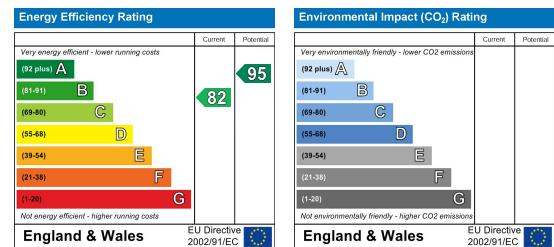


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Plan produced using PlanUp.

## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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