



Potter Hill Lane

High Green, Sheffield, S35 4JE

Guide Price £240,000



- 3 BED SEMI DETACHED
- IMPRESSIVE KITCHEN/DINER
- EXPANSIVE DECK IN A SIZEABLE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B
- STYLISH DECOR AND FIXTURES THROUGHOUT
- CHARACTERFUL FEATURES
- OFF ROAD PARKING
- CLOSE TO AN ARRAY OF AMENITIES

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GUIDE PRICE £240,000 - £250,000. Nestled on Potter Hill Lane in the charming area of High Green, Sheffield, this delightful three-bedroom house is a true gem that beautifully combines contemporary elegance with unique character.

Step inside to discover a warm and inviting atmosphere, highlighted by a stunning log burner set within an exposed brick fireplace, perfect for cosy evenings. The heart of the home is undoubtedly the open-plan kitchen diner, which seamlessly flows out to a raised entertaining deck, ideal for hosting gatherings or enjoying quiet moments outdoors. The striking master bedroom features exposed stone walling and sleek fitted wardrobes, adding a touch of sophistication to your personal retreat.

Every corner of this home has been thoughtfully designed, with stylish decor and high-quality fixtures and fittings that create a wonderful ambiance throughout. The long driveway provides off-road parking for at least two cars, ensuring convenience for you and your guests.

This property is surrounded by a variety of amenities and is within close proximity to outstanding schools. With easy access to the M1 motorway and well-served by good bus routes, commuting to Sheffield, Barnsley, and Rotherham is a breeze.

Versatile, practical, and utterly move-in ready, this home is a must-see for anyone seeking a blend of comfort and style in a desirable location. Don't miss the opportunity to make this charming property your own.

ENTRANCE HALLWAY

Step through a smart glazed composite door into a roomy entrance hallway that sets stylish tone for the home. A large under-stairs storage cupboard offers brilliant everyday practicality, while a wall-mounted radiator, inset spotlights and a staircase rising to the first floor complete this welcoming and well-considered arrival space.

LIVING ROOM

12'5" x 10'10" (3.79 x 3.32)

A spacious and light-filled living room, flooded with natural light courtesy of a large front-facing uPVC bay window. The real star of the show, however, is the characterful exposed brick fireplace, complete with a striking metal girder mantle and charming log burner — a wonderful focal point that brings bags of personality to the room and a wonderfully cosy ambience during the cooler months. Practical touches include an aerial point, telephone point, wall-mounted radiator and inset spotlights.

KITCHEN/DINER

16'9" x 10'4" (5.13 x 3.15)

An impressive and highly functional kitchen diner that's sure to be the heart of the home. The kitchen area is fitted with an attractive array of grey gloss wall and base units paired with contrasting wood-effect worksurfaces and a breakfast bar — perfect for casual dining or a morning coffee. A funky hexagonal tiled splashback adds a contemporary edge, while the inset black composite sink and drainer with mixer tap, inset electric hob with stainless steel extractor over, and integrated electric oven ensure the space is as practical as it is stylish. Under-counter space and plumbing is provided for a fridge, freezer, dishwasher and washing machine, keeping everything neatly contained. Inset spotlights and a uPVC window complete the kitchen area.

The space opens seamlessly into a generously sized dining area, where uPVC French doors throw open onto the decking beyond — creating a fantastic indoor-outdoor social space that's ideal for entertaining. A wall-mounted radiator and further inset spotlights finish the room beautifully.

LANDING

Featuring a frosted uPVC window and a loft hatch with fitted ladders leading up to a fully boarded loft with lighting — offering excellent additional storage potential.

BEDROOM 1

12'7" x 10'10" (3.84 x 3.32)

A sumptuous master bedroom that effortlessly blends style with practicality. A striking wall of sleek black fitted wardrobes provides superb storage, whilst characterful

exposed stone walling adds a real sense of warmth and individuality to the room. A large uPVC window floods the space with natural light, with a wall-mounted radiator and inset spotlights completing this thoroughly impressive bedroom.

BEDROOM 2

10'10" x 10'4" (3.31 x 3.15)

A well-proportioned second double bedroom, featuring inset spotlights, a wall-mounted radiator and a uPVC window enjoying a pleasant outlook over the garden.

BEDROOM 3

6'7" x 5'7" (2.02 x 1.71)

Currently used as a nursery, this versatile third room would also make an ideal single bedroom or home office, depending on the needs of the new owner. Comprising a wall-mounted radiator, inset spotlights and a uPVC window.

BATHROOM

A contemporary and stylish family bathroom, comprising a bath with drench shower over, a chic white gloss vanity unit with wood-effect top and circular sink, and a low-flush WC. Crisp subway-style tiling surrounds the suite, tying the look together beautifully. A chrome heated towel rail, inset spotlights and a frosted uPVC window complete this smart and well-finished room.

EXTERIOR

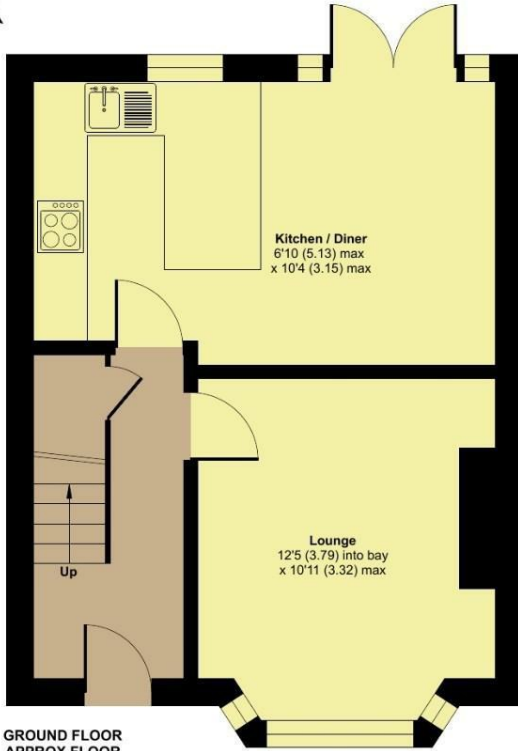
To the rear, the garden is a real treat — and very much a space of two halves. An expansive raised deck provides the perfect spot for outdoor dining and summer entertaining, while steps lead down to a sizeable lawn below, ideal for children's play or pets to roam freely. Practical outdoor tap, shed and sockets add everyday convenience. A gate leads directly to the driveway running along the side of the property, providing off-road parking for at least two vehicles.

Floorplan

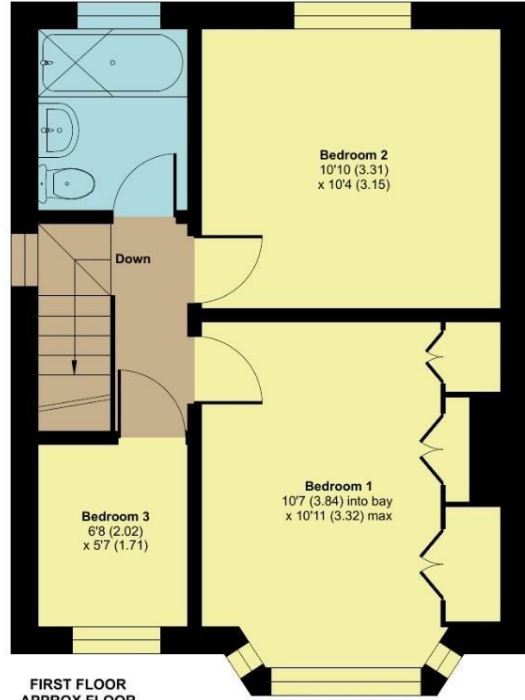
Potter Hill Lane, High Green, Sheffield, S35

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



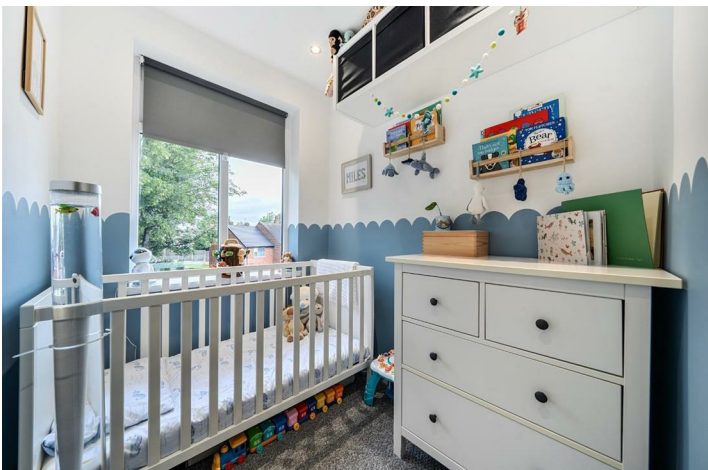
GROUND FLOOR
APPROX FLOOR
AREA 34.9 SQ M
(376 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 34.9 SQ M
(376 SQ FT)

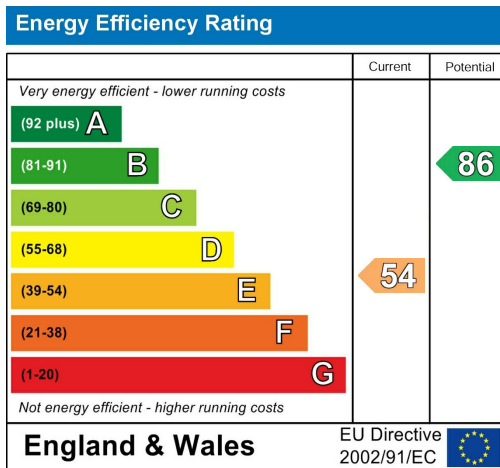
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrtchecom 2026. Produced for Hunters Property Group. REF: 1469505







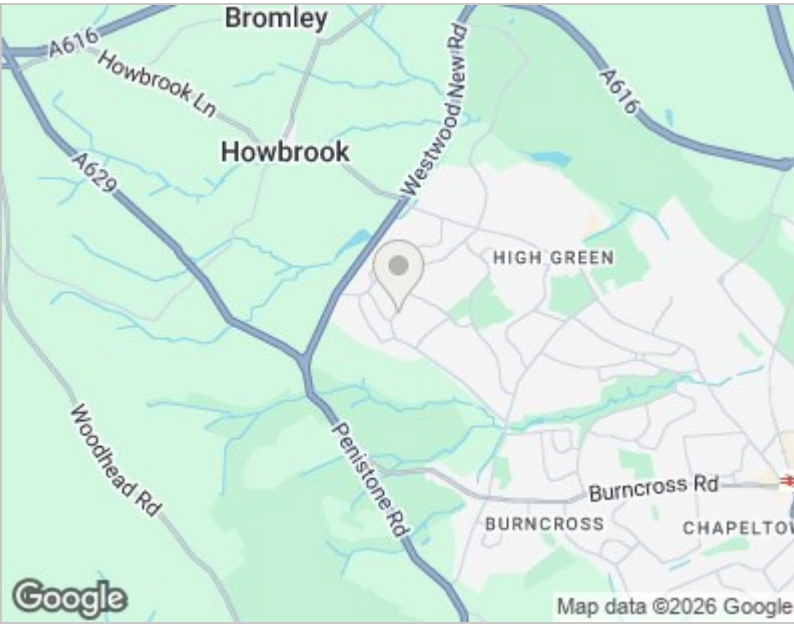
Energy Efficiency Graph



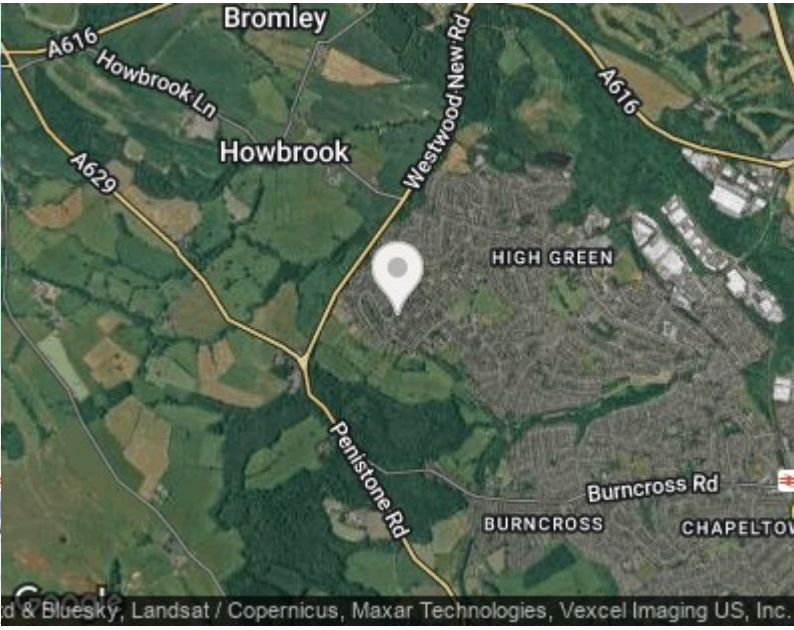
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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