

## 6 HIGH STREET SHEFFIELD, S25 5AY

£400,000  
FREEHOLD

Guide Price £400,000 - £425,000 Set within a sought-after village location, this distinctive detached “upside-down” home offers a versatile and well-balanced layout, ideal for modern family living. A generous driveway to the front provides ample off-road parking, complemented by mature gardens that create an attractive first impression.

The ground floor hosts sleeping accommodation and superb family bathroom. This arrangement offers a sense of privacy and separation from the main living areas.

Upstairs, the property truly comes into its own. A bright and airy L-shaped lounge diner forms the heart of the home, with access to a balcony overlooking the front aspect—perfect for enjoying elevated views. The kitchen is well-positioned and connects conveniently to a utility room which has plumbing for automatic washing machine and dishwasher, while a conservatory to the rear provides an additional reception space with views over the superb, well-maintained rear garden—ideal for relaxing or entertaining. Also having the master bedroom with en suite facilities.

Externally, the rear garden is a standout feature, offering a generous, private outdoor space with established planting. The property also benefits from a garage and remains within easy reach of local amenities, reputable school catchments, and excellent motorway links, making it a practical choice for commuters and families alike.

Overall, this is a unique and appealing home combining character, space, and convenience in a desirable village setting and stands in approximately one third of an acre.

Kendra  
Jacob

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# 6 HIGH STREET

- Guide Price £400,000 to £425,000
- Tucked Away On This Popular Street
- Driveway Providing Ample Off Road Parking And Garage
- Quirky Upside Down House With 2 Bedrooms And Bathroom To Ground Floor
- Lounge Diner With Patio Doors Opening Onto A Balcony
- Master Bedroom With En Suite Facilities
- School Catchment
- Superb Landscaped Rear Garden
- Convenient For The Motorway Network
- BOOK A VIEWING NOW - DO NOT MISS OUT



## Entrance Hall

With front door leading into the spacious entrance hall with stairs rising to the first floor accommodation. There is a useful understairs storage cupboard, coving to the ceiling and central heating radiator.

## Bedroom Two

With window overlooking the front elevation, coving to the ceiling and central heating radiator.

## Bedroom Three

With window overlooking the front and central heating radiator.

## Family Bathroom

Superb bathroom with three piece suite to include panelled bath with shower over and glass shower screen, close coupled WC and vanity wash hand basin. There are spot lights to the ceiling, heated towel rail, window overlooking the front, storage unit and bathroom mirror. Fully tiled walls.

## First Floor Hallway

Stairs rise to the first floor accommodation, access to the loft space and coving to the ceiling.

## Lounge Diner

This L-shaped lounge diner has patio doors which open out onto the balcony, this is perfect for your morning coffee. There is decorative coving to the ceiling, niche and fire surround housing the electric fire. There are two central heating radiators and wall lights. The dining area has a window overlooking the beautifully landscaped garden. There are patio doors leading into the conservatory.

## Conservatory

The conservatory has patio doors which lead onto the rear garden and patio area. Having tiled floor and lovely views of the rear garden and outdoor living space.

## Kitchen

The kitchen has a range of wall and base units with complimentary work surfaces over, there is a one and a half bowl sink unit with mixer tap, fully tiled walls, extractor fan and coving to the ceiling. Central heating radiator. The window overlooks the rear garden and there is a door which takes you out onto the patio area.

## Utility Area

With window to the side elevation, wall units and plumbing for automatic washing machine and dish washer.

## Master Bedroom

This master bedroom overlooks the front garden, having built in dressing table, coving to the ceiling, central heating radiator and a door leading into the en suite facilities.

## En Suite

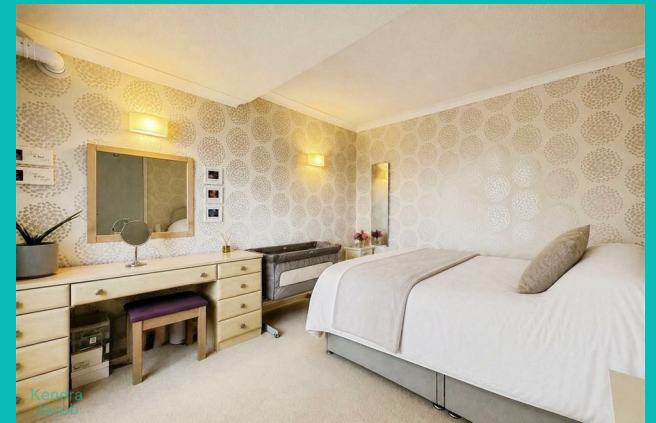
Fitted with a shower cubicle, low flush WC and vanity wash hand basin. There are also useful storage cupboards. Central heating radiator and having fully tiled walls.

## Outside

To the front of the property is a driveway providing ample off road parking which leads to the garage with up and over door. There is a lawned area of garden with mature trees, plants and shrubs. To the rear is a block paved patio area which is perfect for entertaining. The landscaped

garden to the rear must be viewed to appreciate what the current owners have done to the garden. There is an array of trees, bushes and plants and extensive lawned area.

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### ADDITIONAL INFORMATION

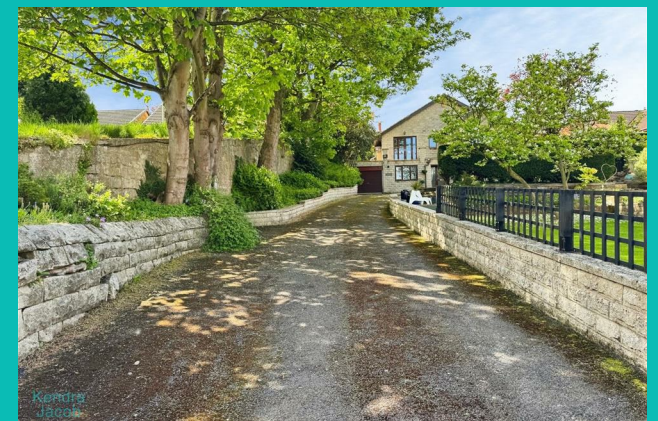
**Local Authority** – Rotherham Borough Council

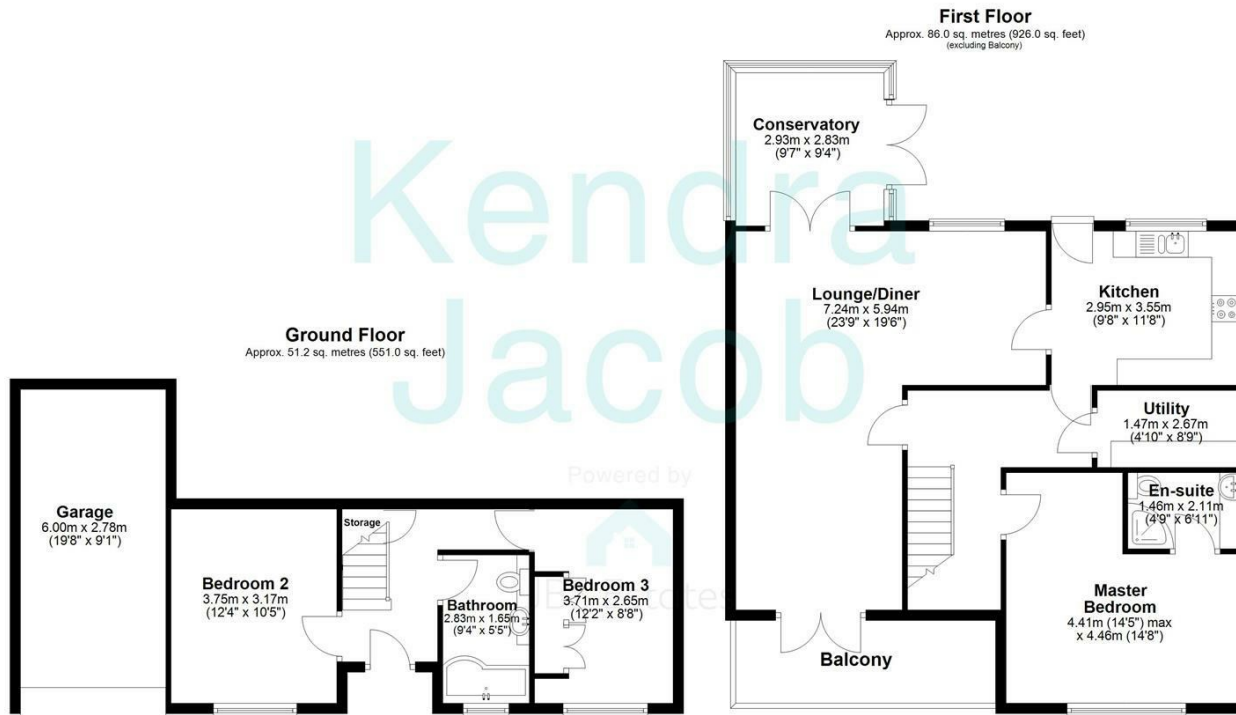
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1477.00 sq ft

**Tenure** – Freehold

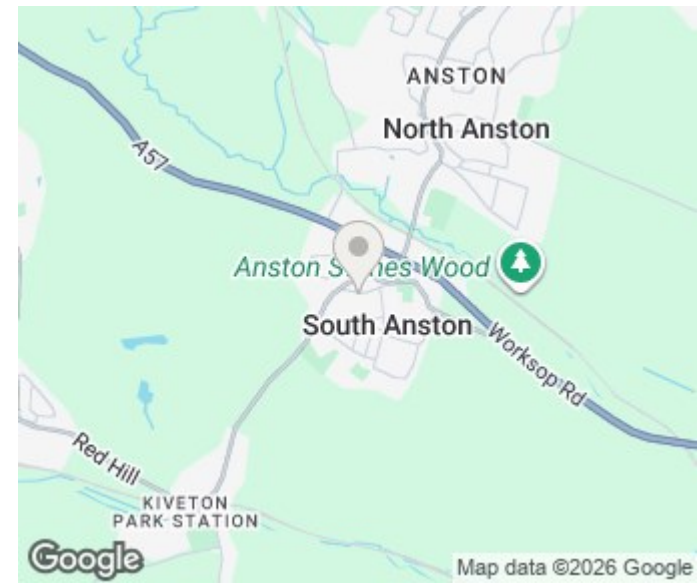




Total area: approx. 137.2 sq. metres (1477.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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