



## 6 De Matteis Close | Hartill | Sheffield | S26 7AF

Offers over £309,950

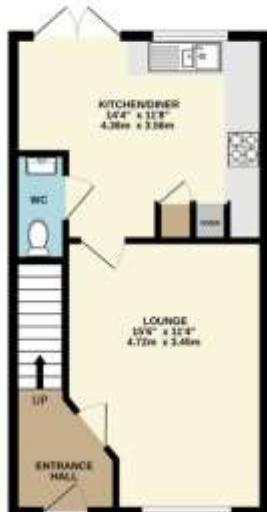
Bell & Co Estates are delighted to present this beautifully presented new build semi-detached home offering spacious, modern living arranged over three floors, ideal for growing families or professional buyers seeking a stylish and low-maintenance property, situated in the highly sought-after village of Harthill. The ground floor welcomes you with a bright entrance hall leading into a generous lounge, perfect for relaxing or entertaining. To the rear of the property, a contemporary open-plan kitchen/diner provides an excellent family space with French doors opening onto the garden, creating a seamless indoor-outdoor flow. A convenient ground floor WC completes the layout. The first floor comprises two well-proportioned double bedrooms and a modern family bathroom, finished to a high standard. Occupying the entire second floor is an impressive principal bedroom suite, offering excellent space along with the added luxury of a private en-suite shower room and built-in storage. With approximately 1,044 sq. ft. of thoughtfully designed accommodation, this home combines modern specification with practical living space across all levels. To the front of the property there is off road parking for two vehicles, with side gate access to the rear with enclosed garden, which is mainly laid to lawn with patio area, a great canvas to create your own space. Located in the desirable village of Harthill, the property benefits from a strong community feel while offering excellent transport links to surrounding towns and cities, making it perfectly positioned for commuters. Early viewing is highly recommended to fully appreciate the space, layout, and quality of this fantastic new home.



GROUND FLOOR  
380 sq ft. (35.3 sq.m.) approx.

1ST FLOOR  
380 sq ft. (35.3 sq.m.) approx.

2ND FLOOR  
260 sq ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 1044 sq ft. (97.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of rooms and the overall footprint are taken as a guide only and should not be relied upon for any architectural or legal purposes. This plan is for illustrative purposes only and should not be relied on as being as accurate 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.

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## Contact Details

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6 De Mattels Close  
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S26 7AF

Energy rating

**B**

Valid until

12 August 2034

Certificate number

9570-3040-1308-7794-8200

Property type

Semi-detached house

Total floor area

103 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements