



## 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.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 capability or efficiency can be given. Make your own measurements.

## 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

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