



Church View, Wadsley Park Village, Sheffield, S6 1TY

Offers Over £425,000

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Why You'll Love It

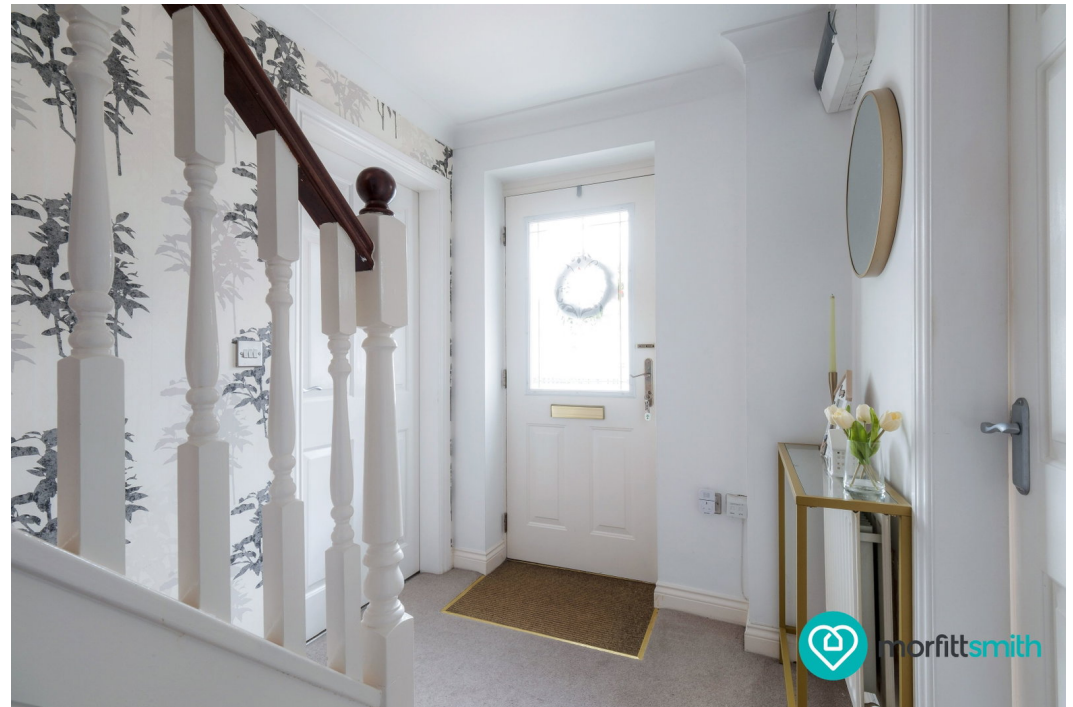
Step inside the welcoming entrance hallway where you'll immediately appreciate the sense of space on offer. A useful downstairs WC and handy storage cupboard provide everyday convenience before leading through to the principal living accommodation.

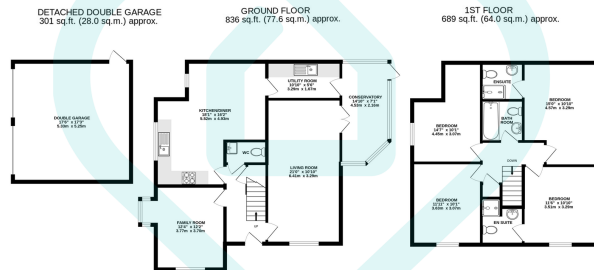
The bright and spacious living room is the perfect place to relax with family or entertain guests, while the adjoining conservatory creates an additional reception space that enjoys lovely views across the rear garden. Flooded with natural light, it provides the ideal setting for dining, reading or simply unwinding throughout the year. Whether you're hosting friends, enjoying a quiet evening or watching the children play outside, this flexible living space effortlessly adapts to every stage of family life. The property also benefits from a designated office to the left of the hallway which could also be used as a family room or 5th bedroom.

To the rear of the property is the impressive kitchen and dining area, thoughtfully designed to become the heart of the home. Offering ample worktop space, plentiful storage and room for family dining, it is perfect for both busy weekday mornings and social occasions. A separate utility room keeps laundry and household tasks neatly tucked away, enhancing the practicality of this fantastic home while helping to keep the main living areas clutter-free. The layout flows beautifully, making everyday living and entertaining both comfortable and enjoyable.

The first floor continues to impress with four very generous proportioned double bedrooms, providing excellent flexibility for growing families, visiting guests or those working from home. Two of the bedrooms benefit from their own stylish en-suite shower rooms, creating a sense of privacy and luxury, while the remaining bedrooms are served by a well-appointed family bathroom finished to a high standard. Each bedroom offers plenty of natural light and space for a range of furnishings, ensuring everyone has a comfortable place to call their own.

Externally, the property enjoys attractive front and rear gardens, creating wonderful outdoor spaces for children to play, entertaining



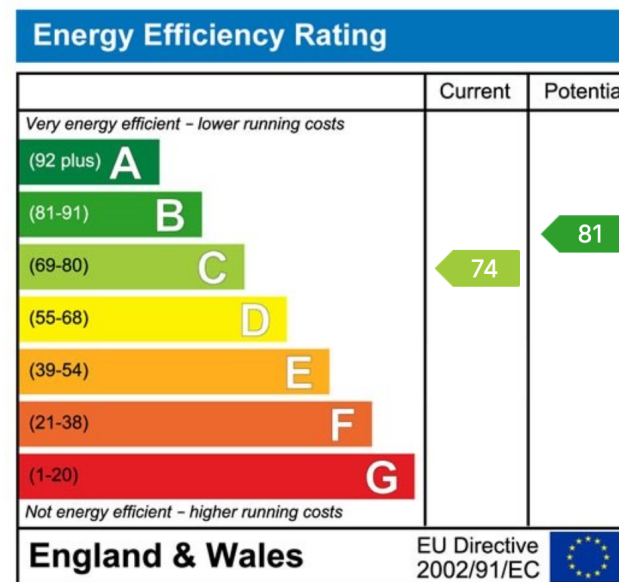


TOTAL FLOOR AREA: 1826 sq.ft. (169.6 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Popular Wadsley Park Village • Well Presented Throughout Location
- Double Garage and Parking • Four/Five Double Bedrooms
- Two En-suites, Family Bathroom and Downstairs W.C.
- Designated Downstairs Family Room or Office Space
- Stunning Open Plan Kitchen/ Dining
- Great Transport and Tram Links
- Nearby Green Space
- Great School Catchments



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