



**Taverner Croft High Green Sheffield S35 4DZ**  
**Offers Around £350,000**

# Taverner Croft

Sheffield S35 4DZ

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**\*\* FREEHOLD \*\* NO CHAIN \*\*** Viewing is essential to appreciate the accommodation on offer of this effectively extended, four double bedroom, two bathroom detached property which enjoys a fully enclosed rear garden and benefits from internal oak doors, a driveway providing off-road parking for three cars, a garage, uPVC double glazing and gas central heating. The property is situated on a quiet cul-de-sac within easy reach of motorway networks.

Tastefully decorated throughout, the well presented living accommodation briefly comprises: enter via a composite entrance door into the entrance hall with a cloakroom and access to the well proportioned lounge which has a front window allowing natural light and a fireplace, which is the focal point of the room. A door then opens into the kitchen/breakfast room has a range of units with attractive oak worktops. Integrated appliances include a double electric oven, four ring hob with extractor above, fridge and dishwasher. There is a breakfast bar with matching worktops and a dining area. A uPVC door then opens into the garden room with tiling to floor and rear uPVC French doors. From the dining room, there is access to a downstairs WC and the integral garage with roller door, power, lighting, and houses the boiler along with housing and plumbing for a washing machine and tumble dryer.

From the entrance hall, a staircase rises to the first floor landing with a storage cupboard, access into a loft space, the four bedrooms and the family bathroom. The principal is a good sized double and has a modern and contemporary en suite shower room. Double bedroom two is to the front aspect. Bedroom three is to the rear and has a walk-in wardrobe. Double bedroom four is to the rear and has access into an occasional loft room with a Velux window, power and lighting. The bathroom has a three piece suite including bath with shower attachment, WC and wash basin.

Bathroom.

- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS, THE PRINCIPAL WITH EN SUITE
- WELL PROPORTIONED LOUNGE
- KITCHEN/BREAKFAST ROOM WITH DINING ROOM OFF
- GARDEN ROOM
- DRIVEWAY & GARAGE
- FULLY ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- EASY ACCESS TO THE CITY CENTRE & MOTORWAY NETWORKS
- AMENITIES & LOCAL SCHOOLS CLOSE-BY





**OUTSIDE**

Double-width driveway providing off-road parking for three cars. Access down the side which leads to the fully enclosed rear garden with a patio, artificial lawn and gravelled area. This continues round the side where there is a garden shed.

**LOCATION**

High Green is situated on the outskirts of Sheffield. Access to the M1 motorway network via Tankersley roundabout J35a & J36 is literally 2 minutes drive away. The area has a range of shops, schools, public houses and a medical centre. Tankersley Park Golf Course is well worth a visit and Westwood Country Park for cycling, fishing, walking or relaxing. Chapeltown railway is nearby providing links to both Sheffield City Centre and Leeds.

**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band D.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Energy Efficiency Rating	
Current	Potential
72	78

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
70	74