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4 Mortomley Close, High Green, Sheffield, S35 3HZ

## 4 Mortomley Close, High Green, Sheffield, S35 3HZ

£400,000

Located in the desirable area of Mortomley Close, High Green, Sheffield, this impressive five-bedroom semi detached house offers a perfect blend of modern living and comfort. Upon entering you are greeted by a large welcoming entrance hall.

Then you step into a gorgeous living room that exudes warmth and style, ideal for both relaxation and entertaining. The open-plan living and dining area seamlessly connects to a stunning integrated kitchen, complete with a stylish island, making it the heart of the home.

The property boasts five spacious bedrooms, providing ample space for family and guests. The master bedroom features a luxurious en suite bathroom, ensuring privacy and convenience. In total, there are three well-appointed bathrooms, including a family bathroom with a free-standing bath, all finished to a high standard.

Outside, the property offers ample off-road parking, complemented by an integrated garage for added convenience. The outdoor space is designed for low maintenance, featuring an Indian stone patio and artificial grass, perfect for enjoying sunny days without the hassle of extensive upkeep. This property also benefits from a brick-built outbuilding with electricity connected, offering versatile additional space ideal for storage, a workshop, home office, gym, or hobby room

This home is not just a property; it is a lifestyle choice, offering a perfect sanctuary for families seeking space, style, and modern amenities in a sought-after location. With its impressive features and thoughtful design, this house is sure to impress all who visit.

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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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Entrance Hall**

**Living room**

18'6" x 10'6"

**Living/Dining Room**

21'2" x 13'3"

**Kitchen**

16'6" x 11'10"

**Master Bedroom**

18'4" x 13'9"

**En-suite**

**Shower Room**

11'6" x 5'10"

**Bedroom 2**

11'10" x 10'7"

**Bedroom 3**

11'6" x 10'5"

**Bedroom 5**

11'10" x 7'10"

**Bedroom 4**

11'10" x 8'7"

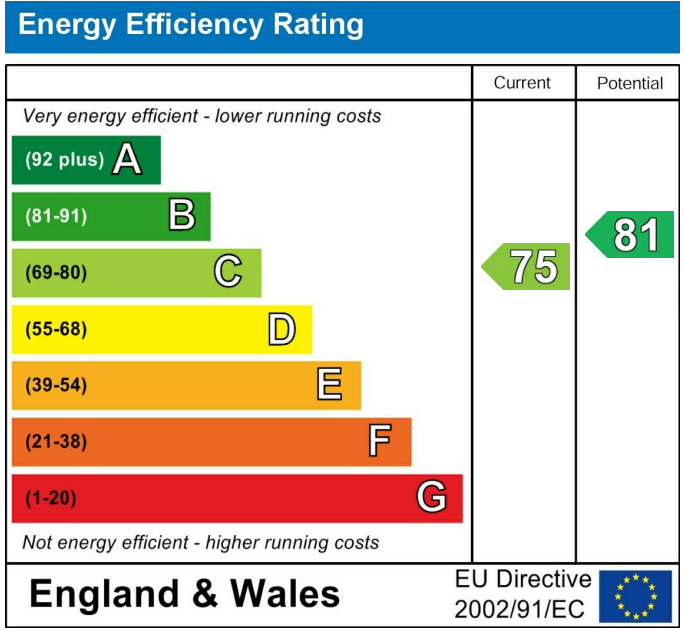
**Family Bathroom**

**Outbuilding**

18'2" x 8'7"

**Garage**

13'3" x 9'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





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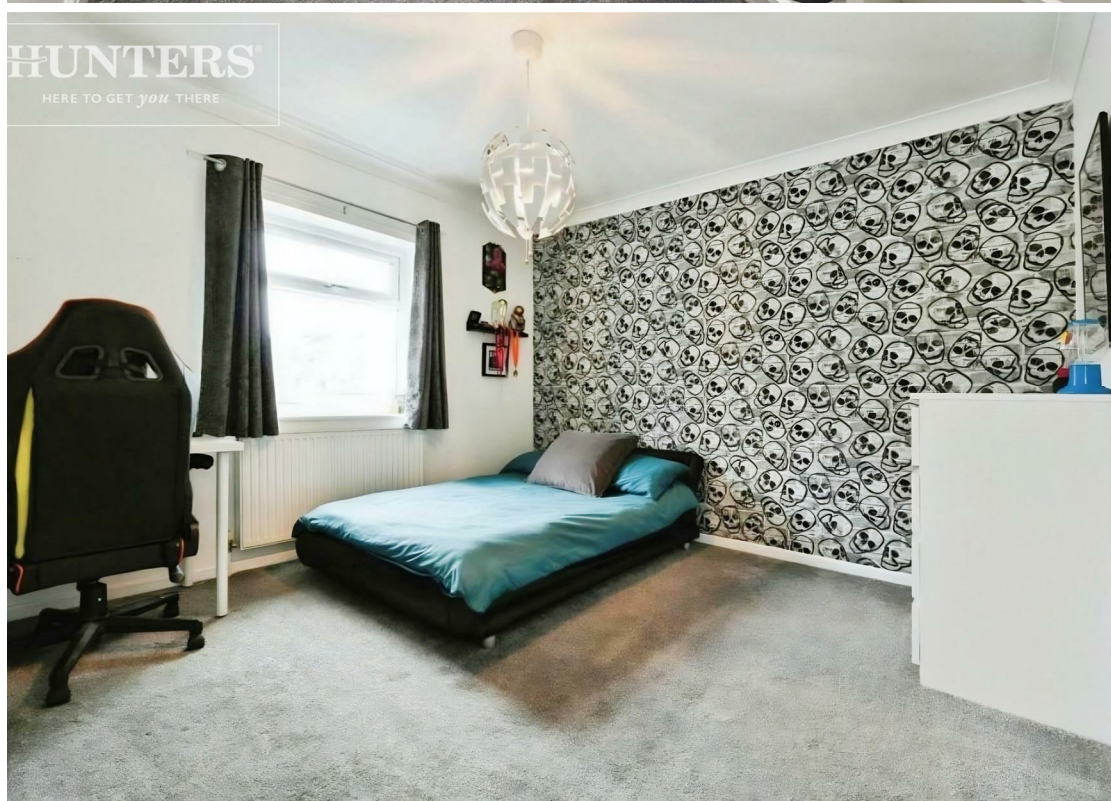


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