

# HUNTERS®

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## Hawthorn Mews

High Green, S35 4JX

Offers In The Region Of £225,000



- 3 BED END TOWNHOUSE
- SPACIOUS LAYOUT WITH AN OPEN PLAN FEEL DOWNSTAIRS
- SIZEABLE LOW MAINTENANCE GARDEN WITH GARDEN ROOM
- GOOD COMMUTER LOCATION
- QUIET MEWS LOCATION
- STYLISH DECOR THROUGHOUT
- CONTEMPORARY KITCHEN AND BATHROOMS
- AMPLE OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND B

Tel: 0114 257 8999

# Hawthorn Mews

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Offers In The Region Of £225,000



Nestled in the tranquil Hawthorn Mews, High Green, Sheffield, this beautiful townhouse offers a perfect blend of modern living and serene surroundings. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Located within walking distance of an array of amenities, serviced by good bus routes, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield, Barnsley and Rotherham.

The stylish decor throughout the home is complemented by contemporary fixtures and fittings, ensuring a fresh and inviting atmosphere. Each room has been designed with attention to detail, providing a sense of elegance and comfort. The two bathrooms add convenience for busy households, allowing for a seamless morning routine.

Situated on a sizeable corner plot, this property benefits from a low-maintenance garden, perfect for those who wish to enjoy outdoor space without the burden of extensive upkeep. The garden room offers a delightful retreat, ideal for relaxation or entertaining.

Briefly comprising entrance hall, downstairs WC, kitchen/diner opening out into the living room, three good sized bedrooms and a recently fitted bathroom. Ample off road parking is found on the double driveway.

The quiet mews location enhances the appeal of this townhouse, providing a peaceful environment while still being conveniently close to local amenities. Don't miss the chance to make this stylish townhouse your new home.

## ENTRANCE HALL

Through a glazed composite door leads into a roomy entrance hall, comprising laminate flooring, telephone point, wall mounted radiator, doors leading to kitchen, living room and downstairs WC and stairs rising to the first floor.

## DOWNSTAIRS WC

2'11" x 5'10" (0.89 x 1.78)

A handy addition to any busy household, comprising low flush WC, white pedestal sink, wall mounted grey radiator, laminate flooring and uPVC frosted window.

## KITCHEN/DINER

8'8" x 11'11" (2.64 x 3.63)

A sleek kitchen/diner offering an array of dark wood wall and base units providing ample storage space, contrasting black work surfaces, integrated stainless steel gas hob and electric oven, stainless steel extractor fan over, integrated tall fridge/freezer, integrated washer/dryer, integrated dishwasher, inset black composite one and a half bowl sink with mixer tap, wall mounted radiator, laminate flooring, inset spotlights, front facing uPVC window and French doors opening out into the living space, creating an open plan feel, great for entertaining or use as a family hub.

## LIVING ROOM

15'9" x 11'11" (4.80 x 3.63)

A large, light and airy living space, drenched in natural light through uPVC French doors opening out onto the patio, creating a great social space and a further rear facing uPVC window, the room also boasts a large under stairs storage cupboard, laminate flooring, aerial points, telephone points, wall mounted radiator and French doors opening out into the kitchen, but can be closed to create a cosier feel if desired.

## LANDING

Comprising loft hatch with fitted ladder leading to a partially boarded loft with lighting for that extra storage space we all crave, built in over stairs storage cupboard, uPVC window and doors leading to all bedrooms and bathroom.

## BEDROOM 1

8'9" x 9'4" (2.67 x 2.84)

A large, stylish double bedroom offering two built in storage cupboard/wardrobes; one that also houses

the Solarflo hot water system powered efficiently powered by roof solar panels, aerial point, telephone point, wall mounted radiator and front facing uPVC window.

## BEDROOM 2

8'9" x 11" (2.67 x 3.35)

An elegant, further good sized double bedroom, benefiting from built in modern cream gloss wardrobes, aerial point, wall mounted radiator and rear facing uPVC window.

## BEDROOM 3

6'8" x 6'9" (2.03 x 2.06)

A good sized single bedroom, or a perfect home office or nursery, currently used as a dressing room with fitted rails/shelving, also comprising aerial point, wall mounted radiator and rear facing uPVC window.

## BATHROOM

6'7" x 6'0" (2.01 x 1.83)

A sleek family bathroom, tiled and decorated in 'on trend' grey tones, comprising white bath with shower over, grey gloss vanity unit with inset ceramic sink, low flush WC, wall mounted chrome heated towel rail, inset spot lights, extractor fan and frosted uPVC window.

## GARDEN ROOM/BAR

This timber framed outdoor space provides plenty of opportunity to use as you wish, whether it is a tranquil escape or a bustling outdoor bar, currently the space boasts a bar area, built in banquet seating area with under seat storage, log burner, sockets, inset spotlights, partially insulated and with uPVC french doors.

## EXTERIOR

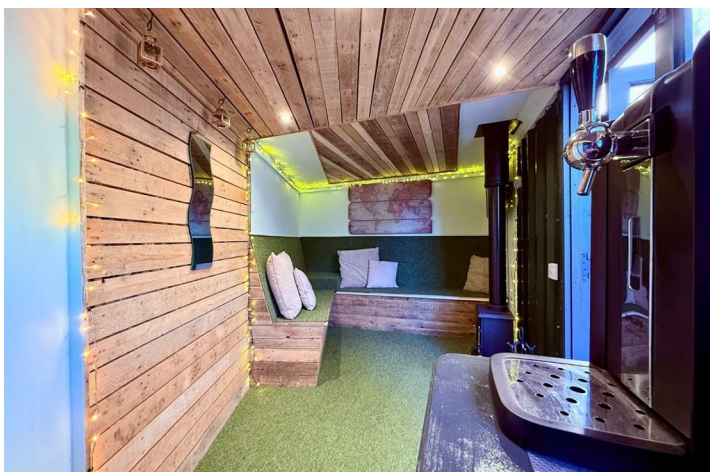
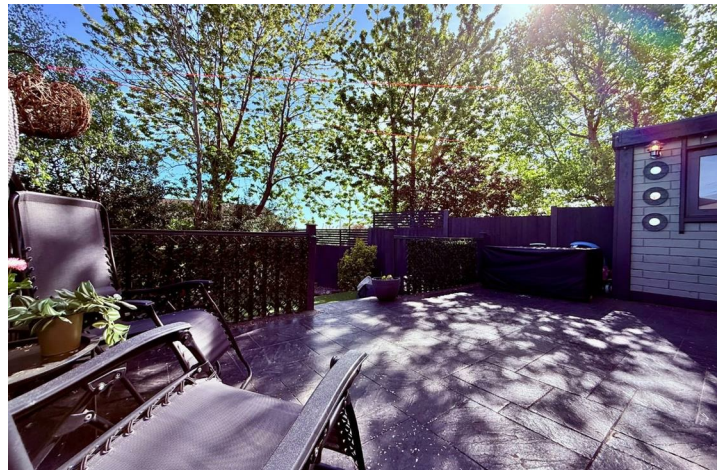
The front of the property boasts great kerb appeal with a small, easily kept, moulded concrete front garden. An extensive block paved driveway allows off road parking for two cars. To the rear of the property is a fully enclosed, low maintenance, sizeable rear garden, a large moulded patio offers the perfect space for entertaining in the summer months. steps lead down to a sunken artificial lawned area surrounded by well stocked, sleeper raised beds, the perfect spot for chasing the sun in the evening. There is an outside tap to the front of the property as well as outside lighting to the front and back and sockets to the rear.



Floorplan



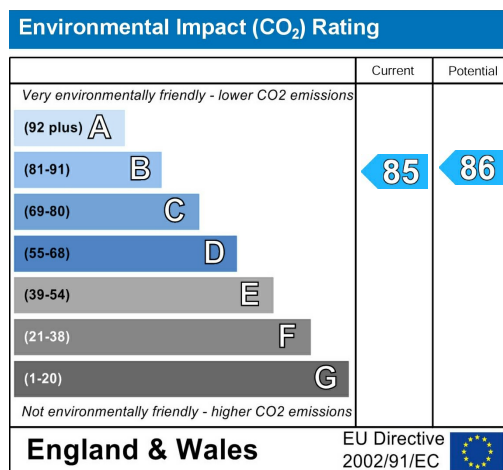








## Energy Efficiency Graph

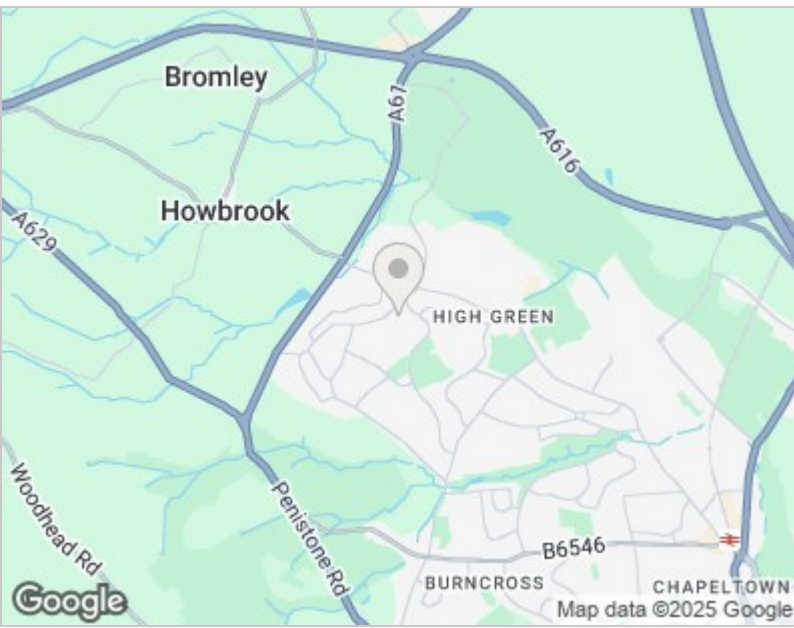


## Viewing

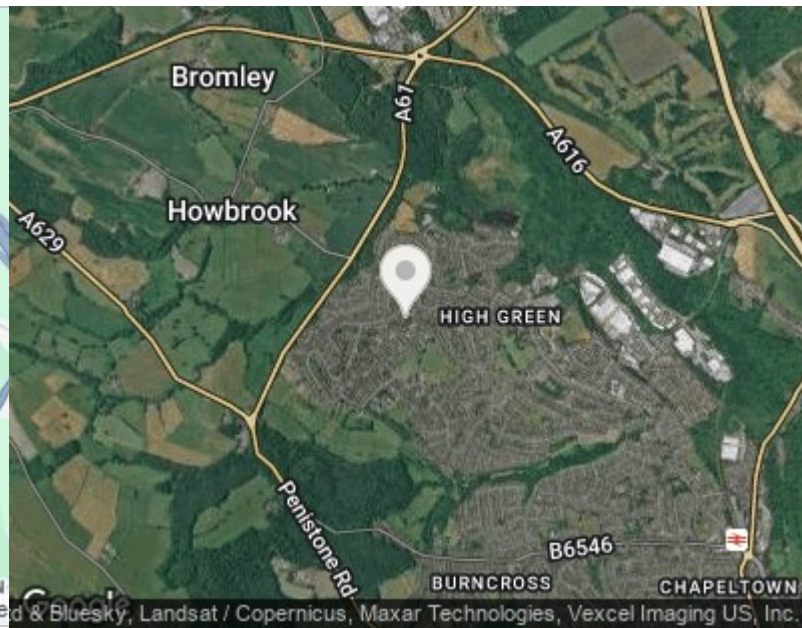
Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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. THINKING OF SELLING? 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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