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Merbeck Drive

High Green, Sheffield, S35 4DB

Offers In The Region Of £365,000

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- 4 BED DETACHED
- 4 DOUBLE BEDROOMS
- SPACIOUS DIMENSIONS THROUGHOUT
- GARAGE & DRIVEWAY
- GOOD COMMUTER LOCATION
- MODERN FIXTURES AND FITTINGS
- OPENPLAN KITCHEN /DINER
- LARGE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES
- COUNCIL TAX D

Tel: 0114 257 8999

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High Green, Sheffield, S35 4DB

Offers In The Region Of £365,000







Nestled in the sought-after S35 area of High Green, Sheffield, this splendid detached family home on Merbeck Drive is a true gem. Boasting four generously sized double bedrooms, including a master suite complete with a modern en suite bathroom, this property is designed to accommodate the needs of a growing family.

At the heart of the home lies an inviting open plan kitchen diner, perfect for family gatherings and entertaining guests. The space is bright and airy, creating a warm atmosphere for everyday living. Additionally, a versatile multi-use conservatory extends the living area, offering a tranquil spot to relax or enjoy the garden views.

The property features a well-appointed family bathroom and a convenient ground floor WC, ensuring ample facilities for all. The living room provides a comfortable retreat, while the entrance porch and hallway add to the welcoming feel of the home.

Outside, the property is equally impressive. A lawned front garden and driveway provide off-road parking for two cars, while the expansive rear garden is a delightful outdoor space, complete with a paved patio area, ideal for summer barbecues and family gatherings.

Conveniently located close to local amenities, transport links, and excellent schools, this home is perfectly positioned for family life. An early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

ENTRANCE HALLWAY
Entered via a UPVC door, the porch offers a practical first impression and a handy spot to shed coats and shoes. A built-in storage cupboard keeps everyday clutter out of sight, while a radiator keeps the space warm and welcoming. A glazed door opens directly into the living room, allowing natural light to flow through.

DOWNSTAIRS W/C
Partially tiled in serene cream, this WC features a wood effect vanity unit with inset sink and a low flush WC. A frosted UPVC window completes the room.

LIVING ROOM
19'8 x 12'10 (5.99m x 3.91m)
A spacious living room with a UPVC bay window that brings in plenty of natural light. A wall-mounted modern electric fire creates a stylish focal point, with a radiator and TV aerial point for added convenience. Glazed doors lead through to the hallway.

HALLWAY
A welcoming hallway with a radiator and a useful storage cupboard. Doors lead to the kitchen diner and WC, while stairs rise to the first floor.

KITCHEN/DINING
21'4 x 10'6 (6.50m x 3.20m)
The heart of the family home, this open plan kitchen diner is fitted with wood effect wall and base units, complemented by speckled beige laminate worktops. Appliances include a double electric fan assisted oven, an electric hob with extractor above, and an integrated fridge freezer and dishwasher, with space for a washing machine. A 1½ bowl stainless steel sink sits beneath a tiled splashback, and the room is finished with spotlights, a radiator and LVT flooring. Two UPVC windows and a UPVC door complete the space.

GREEN HOUSE / CONSERVATORY
13'1 x 8'2 (3.99m x 2.49m)
A versatile multi-use room with power, lighting and tiled flooring, offering plenty of scope to suit a variety of uses.

MASTER BEDROOM
13'1 x 9'10 (3.99m x 3.00m)
A well-presented master bedroom with a UPVC window to the front of the property, a radiator and a sky extension aerial point. Built-in floor to ceiling cupboards provide excellent storage, and overbed spotlights add a practical touch.

EN SUITE
Fully tiled in rich mocha tones, this modern en suite features a wood effect vanity unit with inset sink and chrome mixer tap. There is a shaver point, a chrome towel radiator and an enclosed shower cubicle with electric shower and feature tiling. Chrome spotlights and a frosted UPVC window complete the room.

BEDROOM 2
11' 8 x 7'10 (3.35m 2.44m x 2.39m)
A large double bedroom with a UPVC window overlooking the rear. Built-in furniture includes a bed, desk, wardrobes and drawers, with further built-in storage providing excellent space-saving options.

BEDROOM 3
9'10 x 9'2 (3.00m x 2.79m)
Another double bedroom with built-in wardrobes, drawers, desk and bed. A UPVC window and a radiator complete the room.

BEDROOM 4
10'6 x 8'6 (3.20m x 2.59m)
A further double bedroom with fitted white wardrobes, a UPVC window overlooking the rear and a radiator.

FAMILY BATHROOM
Partially tiled in on-trend earthy tones, this modern family bathroom features a white gloss vanity unit with inset sink and chrome mixer tap, topped with an LED mirror. The suite also includes a low flush WC and a bath with chrome mixer taps and shower head. A chrome towel radiator and a frosted UPVC window complete the room.

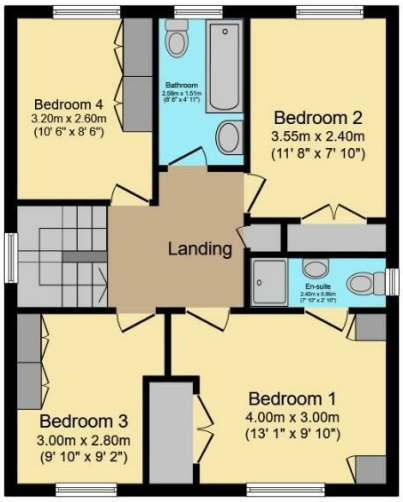
GARAGE
18'1 x 8'2 (5.51m x 2.49m)
A handy addition to any home, with an up and over door, electrics and lighting, plus an outside tap.

EXTERIOR
Set back from the road, the property has a lawned front garden and a driveway providing off road parking for two cars, creating a lovely first impression.
The rear garden is mainly laid to a large lawn, with a paved patio area ideal for outdoor seating. Established edges and shrubs add colour and structure, and spotlights and security lighting make the space practical after dark.

Floorplan



Ground Floor



First Floor

Total floor area: 127.1 sq.m. (1,369 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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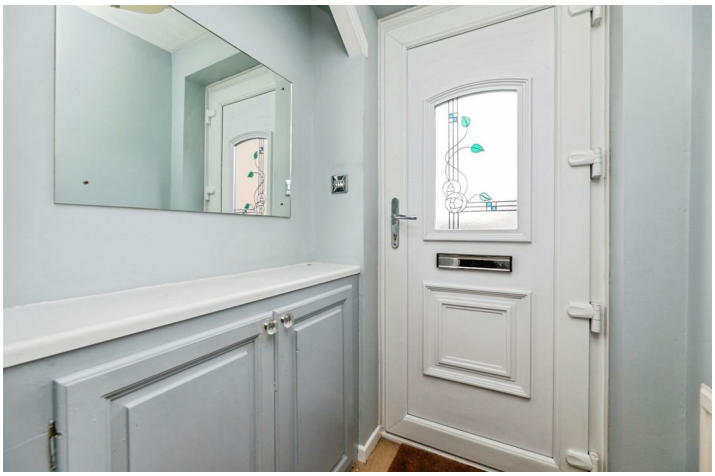




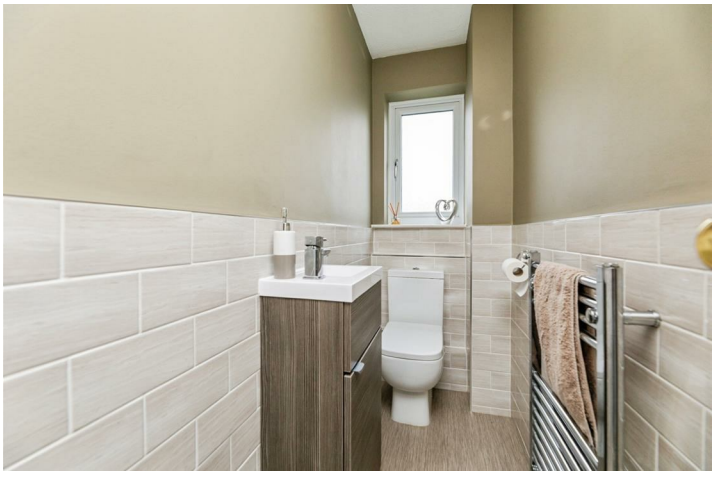












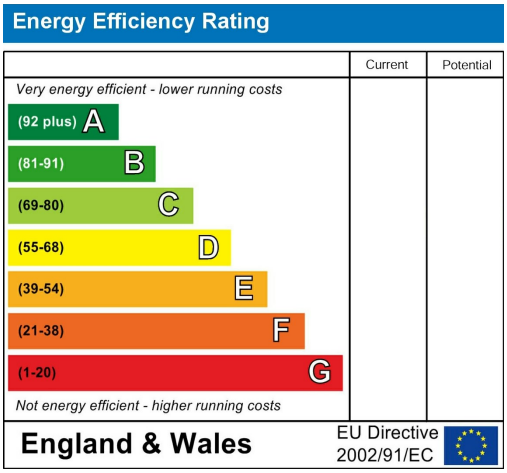


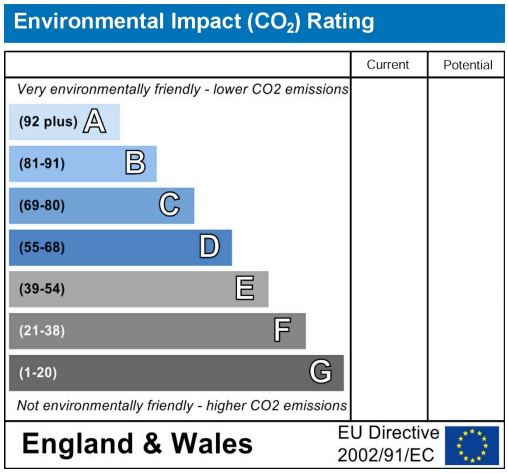






Energy Efficiency Graph

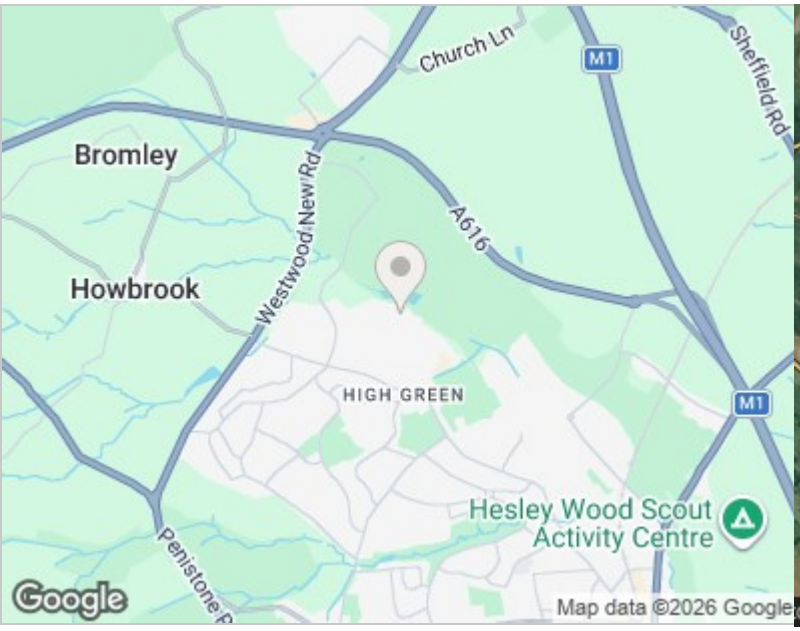




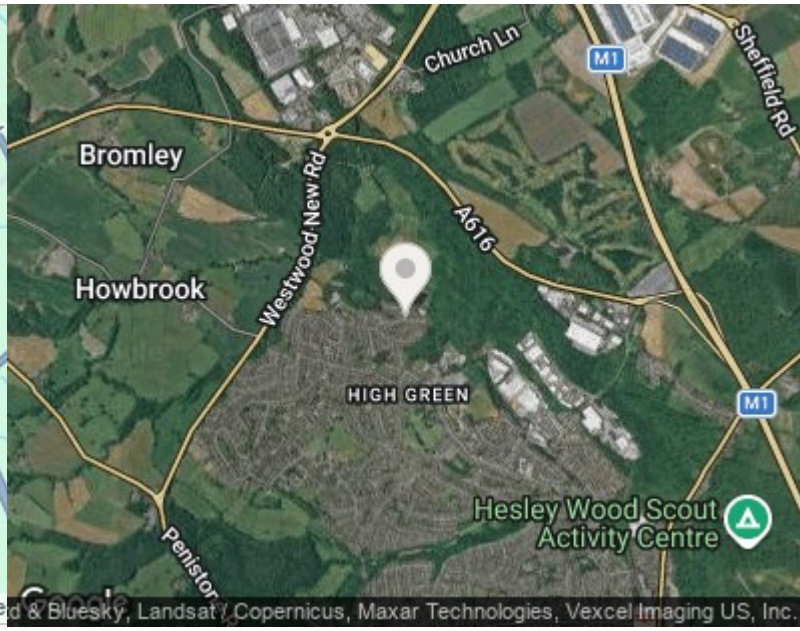
Viewing

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





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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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The Property Ombudsman