



Farlow Croft

High Green, Sheffield, S35 4DY

Asking Price £550,000

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- 5 BED DETACHED PROPERTY
- FLEXIBLE ACCOMODATION WITH PLENTY OF SCOPE TO USE HOW YOU WISH
- CONTEMPORARY BATHROOMS THROUGHOUT
- BEAUTIFULLY LANDSCAPED GARDENS
- GOOD COMMUTER LOCATIONS
- SOUGHT AFTER LEAFY CUL DE SAC
- CHARMING COUNTRY STYLE KITCHEN DINER
- FOUR DOUBLE BEDROOMS
- COUNTRYSIDE VIEWS
- COUNCIL TAX BAND E

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Nestled in the tranquil and highly sought-after cul-de-sac of Farlow Croft in High Green, Sheffield, this impressive five-bedroom detached house offers a perfect blend of space, comfort, and charm. With three generously sized reception rooms, this property provides ample room for family gatherings, entertaining guests, or simply enjoying quiet evenings at home. The versatile layout allows for easy reconfiguration to suit your family's unique needs whether you have the need for a home office or playroom.

Located close to an array of amenities including the local sports centre, surrounded by outstanding schools, a stones throw from the rolling fields of the Wortley Estate, only a few minutes from the M1 making commuting a breeze and with direct roads leading to Sheffield, Barnsley, Rotherham and Manchester.

The heart of the home is a delightful country style kitchen/diner, which exudes warmth and character, making it an ideal space for social gathering and family meals. Complementing the kitchen are four modern bathrooms, thoughtfully designed to provide convenience and style for all residents and visitors.

The exterior of the property is equally appealing, featuring beautifully landscaped gardens both at the front and back, creating a serene outdoor oasis for relaxation and play. The sizeable driveway, along with a double garage, ensures that you will never be short of room for vehicles or additional storage.

Briefly comprising entrance hall, living room, formal dining room, kitchen/diner, further sitting room, downstairs WC, master bedroom with ensuite, further double bedroom with ensuite, three good sized bedrooms, family bathroom and integral double garage.

This remarkable home is perfect for those seeking a peaceful lifestyle in a picturesque setting, while still being conveniently located near local amenities and transport links. With its spacious interiors and charming features, this property is a true gem in High Green, ready to welcome its new owners!

ENTRANCE HALL

Through a uPVC glazed door leads into a roomy entrance hall, you are immediately greeted by a large built in storage/cloakroom, further steps rise to the hallway, comprising laminate flooring, two wall mounted radiators, telephone point, stairs rising to the first floor and doors leading to the living room, dining room and kitchen.

LIVING ROOM & BALCONY

14'11" x 12'1" (4.56 x 3.7)

Oak glazed French doors open out into the living room which is drenched in natural light through glazed sliding doors which lead out onto an impressive walled balcony/terrace complete with decorative iron balustrade and hosting views over Howbrook and the Wortley Estate, the living room also hosts a charming Oak fireplace with marble surround and gas coal effect fire giving the room a great focal point and cosy feel in the wintry months, ambient wall lights, aerial point and two wall mounted radiators

DINING ROOM

12'2" x 9'0" (3.72 x 2.75)

An elegant formal dining room comprising laminate flooring, inset spotlights, wall mounted radiator and front facing uPVC window.

KITCHEN/DINER

18'9" x 12'5" (5.72 x 3.8)

A beautiful country style kitchen/diner hosting an array of grey wall and base units providing plenty of storage, contrasting solid oak work surfaces, inset composite one and a half bowl sink and drainer with matching mixer tap with pull out spray, integrated appliances include: inset stainless steel 5 ring gas hob with stainless steel extractor above; microwave, double oven, tall fridge/freezer, dishwasher, washing machine and dryer, inset spotlights, tiled flooring, two wall mounted radiators, uPVC window and uPVC French doors opening out directly onto the garden.

SNUG

9'1" x 9'0" (2.77 x 2.76)

A versatile extra living space to use as you wish, it has previously been a sitting room and a playroom, comprising large built in storage cupboard, telephone point, wall mounted radiator and uPVC window.

DOWNSTAIRS WC

A handy addition for any busy household, fully tiled in on trend light grey, comprising low flush WC, white gloss vanity unit with inset sink, chrome wall mounted heated towel rail and frosted uPVC window.

BEDROOM 1

11'1" x 9'10" (3.4 x 3)

An elegant master bedroom hosting a wonderful dressing area with built in wardrobes, also comprising wall lights, wall mounted radiator, large front facing uPVC window and door leading to the ensuite shower room.

ENSUITE

A contemporary ensuite, tiled in grey tones, comprising shower cubicle with electric shower, white gloss vanity unit with inset sink, low flush WC, wall mounted chrome heated towel rail and frosted uPVC window.

BEDROOM 2

12'6" x 9'5" (3.83 x 2.89)

A beautifully presented double bedroom offering a built in storage cupboard, aerial point, wall mounted radiator, front facing uPVC window and door leading to the ensuite.

ENSUITE

Fully tiled in serene cream this modern ensuite offers a shower cubicle with electric shower, low flush WC, wall mounted sink, wall mounted chrome heated towel rail, extractor fan, inset spots and Velux window.

BEDROOM 3

13'3" x 9'2" (4.06 x 2.8)

A stunning third double bedroom with a wall of fitted wardrobes, also comprising aerial point, wall mounted radiator, inset spots and uPVC window offering lovely views of the garden.

BEDROOM 4

11'5" x 9'1" (3.5 x 2.77)

A pretty fourth double bedroom comprising aerial point, inset spots, wall mounted radiator and rear facing uPVC window.

BEDROOM 5

9'5" x 6'2" (2.88 x 1.9)

Currently used as a home office but would also make a great single bedroom or nursery, comprising telephone point, wall mounted radiator and uPVC window,

BATHROOM

6'6" x 5'10" (2 x 1.8)

A generously sized family bathroom, fully tiled in monochrome tones, comprising bath with dual control mixer tap and shower head, white gloss vanity unit with inset sink, low flush WC, wall mounted radiator, inset spots, extractor fan and frosted uPVC window.

GARAGE

19'8" x 14'9" (6 x 4.5)

A large double garage, offering secure parking or that extra storage space we all crave, complete with electric roller shutter garage door, wall mounted Combi boiler, sockets and lighting throughout.

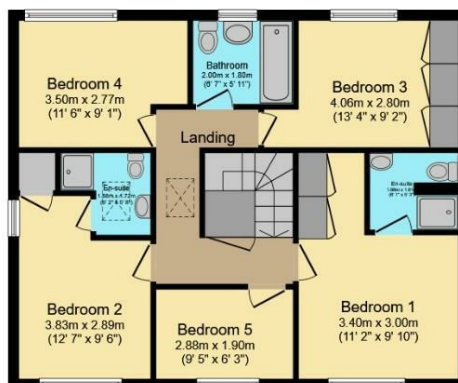
EXTERIOR

The front of the property exudes kerb appeal with a colourful and well designed railway sleeper rockery cascading down one side, to the other is a sizeable block paved driveway providing off road parking for two cars comfortably, steps rise to the front door, all lit with outdoor lighting. To the rear of the property is a fully enclosed, sun drenched, beautifully landscaped haven hosting an extensive Indian stone patio perfect for sitting out or entertaining in the summer months, a neat raised lawn, further raised decked area allowing you to chase the sun and shade throughout the day, a shed provides outdoor storage, well stocked and established borders surround the garden, all complete with outdoor lighting and a tap.

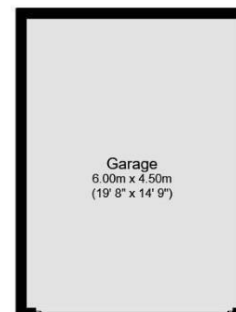
Floorplan



Ground Floor
Floor area 70.4 sq.m. (758 sq.ft.)



First Floor
Floor area 68.4 sq.m. (736 sq.ft.)



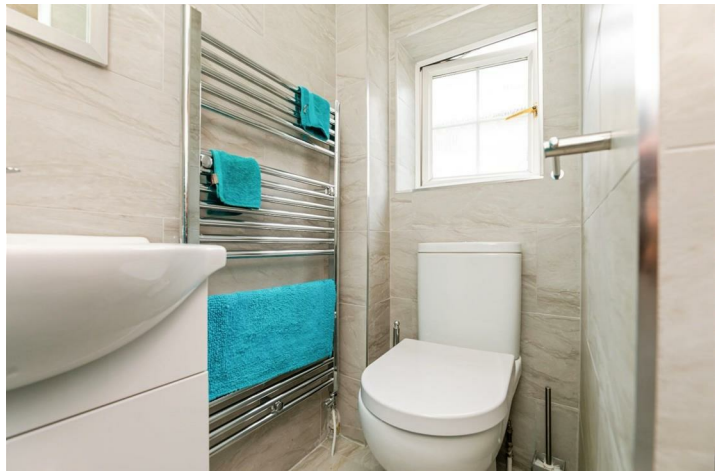
Garage
Floor area 26.6 sq.m. (286 sq.ft.)

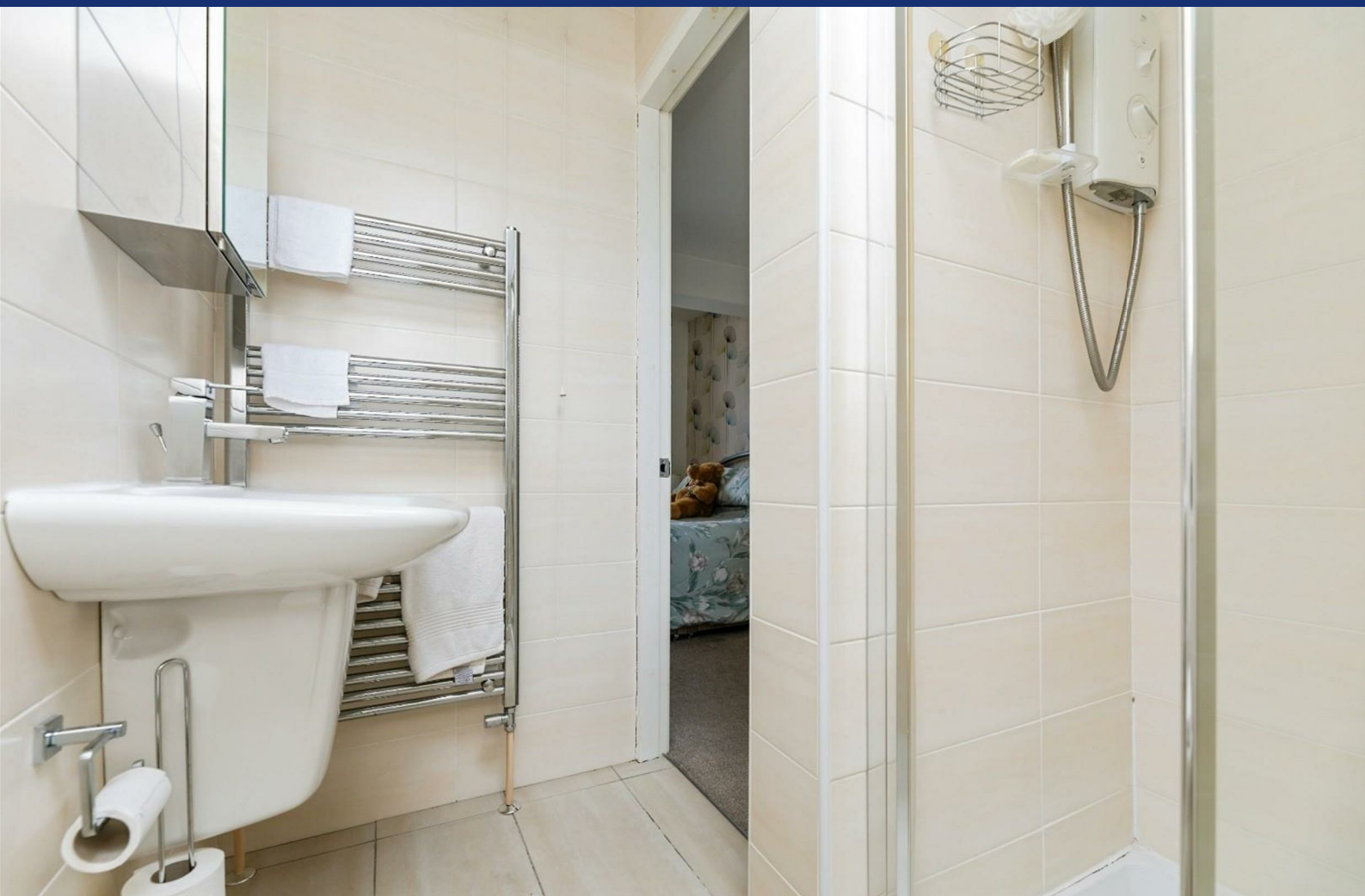
Total floor area: 165.4 sq.m. (1,780 sq.ft.)

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

HUNTERS







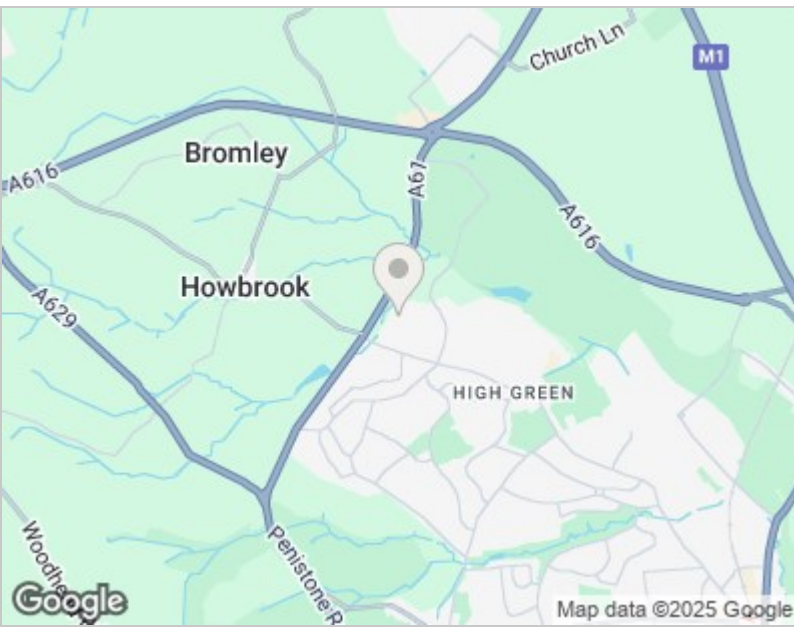
Energy Efficiency Graph



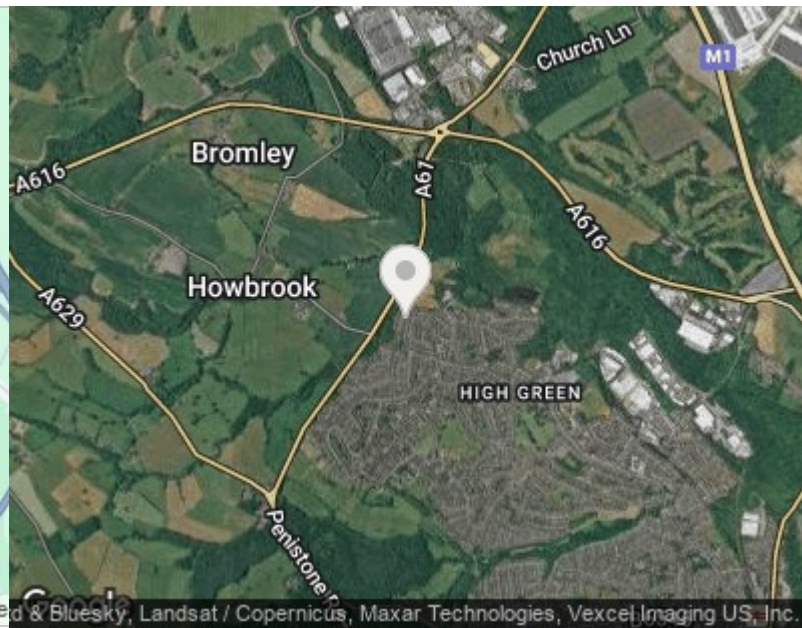
Viewing

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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