



Stoney Gate

High Green, Sheffield, S35 4JR

Guide Price £210,000 - £230,000



- 3 BED SEMI
- QUIET CUL DE SAC LOCATION
- SCOPE TO RECONFIGURE IF DESIRED
- PUT YOUR OWN STAMP ON IT
- DRIVEWAY AND GARAGE
- NO UPWARD CHAIN
- CONSERVATORY
- GOOD ROOM DIMENSIONS
- WELL LANDSCAPED, LOW MAINTENANCE GARDEN
- COUNCIL TAX BAND B

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GUIDE PRICE £210,000 - £230,000. NO UPWARD CHAIN! Nestled in the tranquil Stoney Gate area of High Green, Sheffield, this charming semi-detached house offers a perfect blend of comfort and potential. Situated in a quiet cul-de-sac, the property enjoys a peaceful setting away from the hustle and bustle, making it an ideal retreat for families or professionals seeking a serene environment.

Located off the beaten track, Stoney Gate is walking distance to an array of amenities including the local sports centre and park, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Sheffield Centre, Barnsley and Rotherham, making commuting a breeze!

The house boasts three spacious reception rooms, providing ample space for relaxation and entertaining. With three well-appointed bedrooms and bathrooms to both floors, it caters to the needs of modern living, ensuring convenience for all residents. The added conservatory enhances the living space, allowing for a bright and airy atmosphere that can be enjoyed all year-round.

The beautifully landscaped garden, complete with a stunning stone wall backdrop, offers a picturesque outdoor area perfect for gardening enthusiasts or those who simply wish to unwind. The property also features a driveway and garage, providing secure parking and additional storage options.

Briefly comprising entrance porch, entrance hall, living room, dining room, kitchen, conservatory, downstairs WC, three good sized bedrooms, bathroom, separate WC and garage.

While the home is ready for you to move straight in, there is also the exciting opportunity to reconfigure the layout and personalise the space to suit your individual taste. This property truly represents a wonderful opportunity to create your dream home in a desirable location. Don't miss the chance to make this delightful house your own.

ENTRANCE PORCH/HALL

Through a glazed uPVC door leads into a handy entrance porch, a great place for muddy wellies or paws, comprising uPVC windows, lighting and a glazed wooden door leading into the entrance hall. The entrance hall is a great cloakroom space, comprising wall mounted radiator, telephone point, stairs rising to the first floor and door leading into the living room.

LIVING ROOM

15'5" x 12'1" (4.7 x 3.7)

A light and airy living room, drenched in natural light through a large front facing uPVC window, the room also hosts an impressive wooden fireplace with tiled hearth and surround and a electric coal effect fire, giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient wall lights, laminate flooring, aerial point, under stairs storage cupboard and wall mounted radiator.

DINING ROOM

11'5" x 11'1" (3.5 x 3.4)

A generously sized dining area, adjacent to the current kitchen and plenty of options here to create a large kitchen/diner if desired. Currently the room boasts Karndean flooring, wall mounted radiator, aerial point, archway opening out into the kitchen and sliding patio doors opening out into the conservatory, creating a great social space or family hub.

CONSERVATORY

9'10" x 8'10" (3 x 2.7)

A great addition to any household, offering that extra living space to use as you wish and allowing you to enjoy the garden all year round, comprising tiled flooring, wall lighting, wall mounted radiator, sockets, uPVC windows and uPVC French doors opening out onto the decking.

DOWNSTAIRS WC

Comprising low flush WC, white pedestal sink, wall mounted white heated towel radiator, tile flooring and frosted uPVC window.

LANDING

A roomy landing hosting a built in storage cupboard, uPVC window, loft hatch and doors leading to all bedrooms and bathrooms.

BEDROOM 1

12'1" x 11'1" (3.7 x 3.4)

A spacious double bedroom flooded in natural light through a large front facing uPVC window, comprising aerial point and wall mounted radiator.

BEDROOM 2

11'9" x 9'10" (3.6 x 3)

A further good sized double bedroom offering a perfect alcove for wardrobes, wall mounted radiator and rear facing uPVC window.

BEDROOM 3

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

A single bedroom, nursery or home office, comprising wall mounted radiator and front facing uPVC window.

BATHROOM

8'6" x 6'2" (2.6 x 1.9)

A generously sized bathroom, fully tiled in a marble effect tile, boasting a large shower cubicle, white gloss vanity unit with inset sink, wall mounted chrome heated towel rail, inset spots and frosted uPVC window. The bathroom runs adjacent to the separate toilet so plenty of scope here to knock through and create a large family bathroom if desired.

WC

Comprising low flush WC and frosted uPVC window.

GARAGE

16'4" x 8'10" (5 x 2.7)

Offering secure parking or that extra storage we all crave, comprising garage door with built in wicket door for pedestrian access, wall mounted combi boiler, lighting, sockets, plumbing for washing machine and rear door leading directly to and from the house.

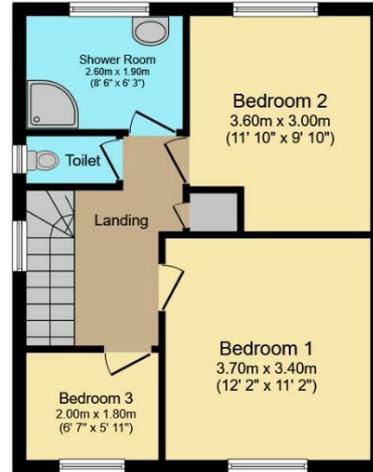
EXTERIOR

The front of the property boasts delightful kerb appeal, framed with established trees and neat privet adding extra privacy, also a low maintenance shale area and drive for off road parking. To the rear of the property is a fully enclosed, sun drenched, beautifully landscaped garden boasting a summer house, decorative stone slabbed patio, large raised composite decked area; perfect for sitting out or entertaining in the summer months, sizeable low maintenance artificial lawn, well stocked raised borders, outdoor tap and a charming stone wall back drop.

Floorplan



Ground Floor
Floor area 74.0 sq.m. (797 sq.ft.)



First Floor
Floor area 42.2 sq.m. (454 sq.ft.)

Total floor area: 116.2 sq.m. (1,251 sq.ft.)

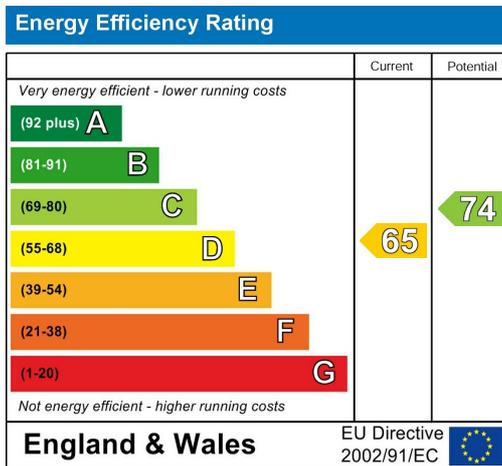
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







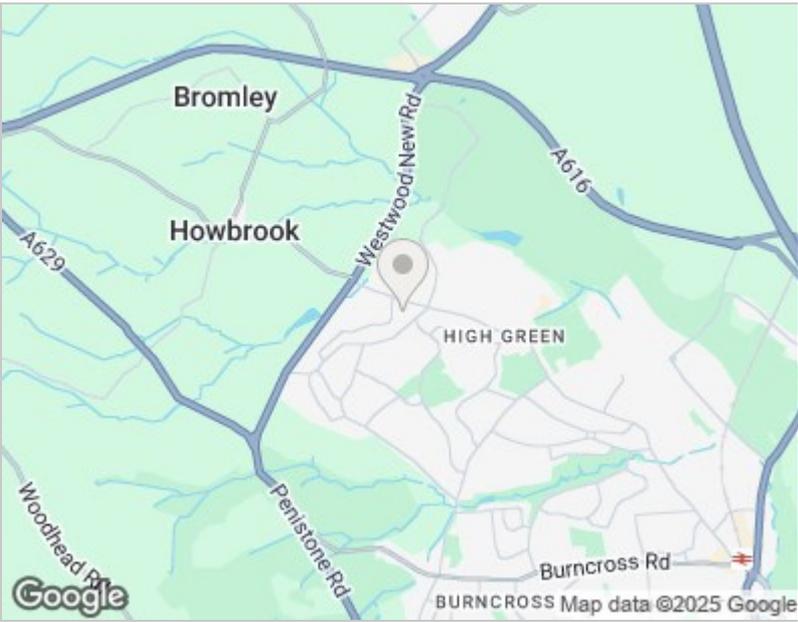
Energy Efficiency Graph



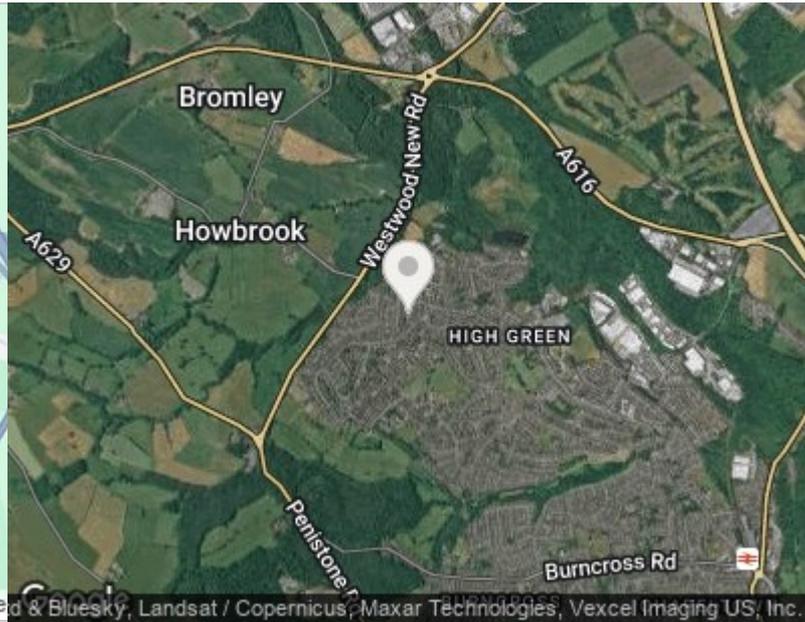
Viewing

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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