



## Millbank Close

High Green, Sheffield, S35 4NS

GUIDE PRICE £300,000 - £325,000  3  1  1  C

- 3 BED DETACHED HOUSE
- LUXURY KITCHEN
- CONTEMPARY BATHROOM
- GARAGE WITH DOUBLE DRIVEWAY
- CLOSE TO AN ARRAY OF AMENITIES
- CORNER PLOT
- FULLY RENOVATED
- READY TO JUST MOVE IN
- FULLY LANDSCAPED LOW MAINTENANCE GARDEN
- COUNCIL TAX C

# Millbank Close

High Green, Sheffield, S35 4NS

£300,000



GUIDE PRICE £300,000 - £325,000 Welcome to this stunning property located on Millbank Close in the charming area of High Green, Sheffield. This exquisite three-bedroom house has been fully renovated to the highest standards, offering a luxurious and contemporary living experience that is sure to impress.

As you step inside, you will be greeted by a stylish interior that seamlessly combines elegance and comfort. The heart of the home is the luxury kitchen, which boasts modern fittings and bespoke LED lighting that enhances the overall ambience. The open-plan design creates a wonderful social hub, perfect for entertaining family and friends.

The property features three well-proportioned bedrooms, providing ample space for relaxation and privacy. The bedrooms have also been tastefully designed, ensuring a touch of luxury in your daily routine.

Outside, the fully landscaped garden is a true highlight. It includes a delightful fire pit and seating area, making it an ideal spot for outdoor gatherings or quiet evenings under the stars.

Briefly comprising entrance hallway, open plan kitchen/living/dining room, master bedroom, bedroom 2, bedroom 3, bathroom, garage.

This home is ready for you to move in and unpack, allowing you to start enjoying your new lifestyle immediately. With its stylish finishes and thoughtful design, this property is a rare find in the market. Don't miss the opportunity to make this luxurious house your new home.

## HALLWAY

A roomy entrance hall with composite door, a great impression on any guest, complete with karndean herringbone flooring, large storage cupboard, stylish decorative slatted panelling, black and gold effect trim, wall mounted black radiator, feature led strip lighting luminates stairs rising to the first floor, doors leading to the living room/diner and kitchen .

## LIVING ROOM

A sumptuous living area boasting an exquisite and contemporary black marble effect media wall with electric fire log effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising ambient led ceiling lights ,sliding black glazed barn door, wall mounted radiator, karndean herringbone flooring, side facing uPVC window.

## GARAGE

18'8 x 9'0 (5.69m x 2.74m)

Offering extra storage we all crave, comprising electric up & over door, wooden side door, lighting, sockets and convenient side hatch opens directly to bar area.

## KITCHEN / DINING ROOM

22'10 x 16'1 (6.96m x 4.90m)

A beautiful kitchen, offering an array of (Farrow & Ball Inchyra blue) shaker wall and base units providing plenty of storage space, contrasting luxury Calcutta gold superior quartz work surfaces, upstand and windowsills , black inset composite sink with black and gold effect boiling tap, black 5 ring induction hob, glass canopy extractor hood above, electric oven and combination microwave plus plate warmer ,integrated dishwasher, integrated washing machine, integrated tall separate fridge/freezer, rear facing and side uPVC window, black modern radiator, herringbone karndean flooring which flows seamlessly through to the dining room.

## MASTER BEDROOM

10'3 x 9'7 (3.12m x 2.92m)

An elegant, serene master suite, hosting a wall of

fitted wardrobes, shelving with led lighting ,brass fixtures fittings , ambient wall lighting, led ceiling fan, black radiator and uPVC window.

## BEDROOM 2

10'1 x 7'11 (3.07m x 2.41m)

A beautifully presented, large double bedroom, comprising built in antique brass effect wardrobe with bronzed mirrors, built in draws, classy headboard black with marble effect , black wall mounted radiator, and uPVC window.

## BEDROOM 3

7'10 x 6'11 (2.39m x 2.11m)

A good sized single bedroom, nursery or home office, comprising cupboard with wall mounted combi boiler, wall mounted radiator and uPVC window.

## BATHROOM

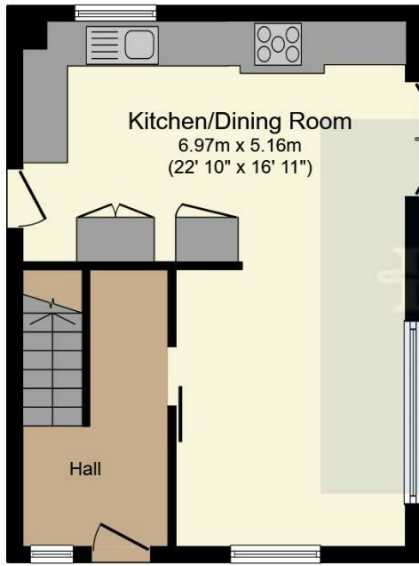
6'6 x 5'5 (1.98m x 1.65m)

A sleek shower room, fully tiled, hosting desirable under floor heating, a walk in glass shower cubicle with brass effect drench shower, built in vanity unit with black countertop sink with brass mixer tap, black low flush WC, wall mounted black heated towel rail, led mirrored cabinets, inset spots, extractor fan and frosted uPVC window,

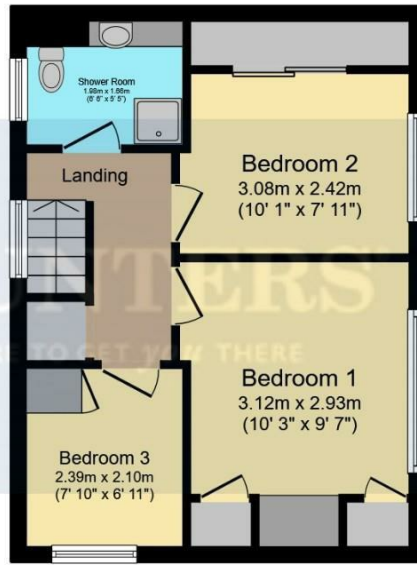
## EXTERIOR

The garden wraps effortlessly around the property which is a fully enclosed, low maintenance, well landscaped, sun drenched garden. A sizeable porcelain patio with strip led lighting throughout the garden, creates a great space to sit out and entertain in the summer months, it also boasts a pond with waterfall, pump and filter. Simply relax around the firepit with built in seating enjoy the comforting rhythm of the flames, the garden is then laid with low-maintenance, durable, pet/child-friendly, long-lasting artificial grass. The garden also hosts an outdoor tap and array of wall lighting.

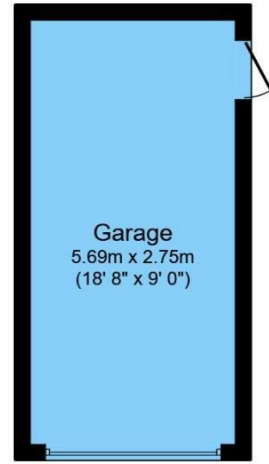
# Floorplan



**Ground Floor**



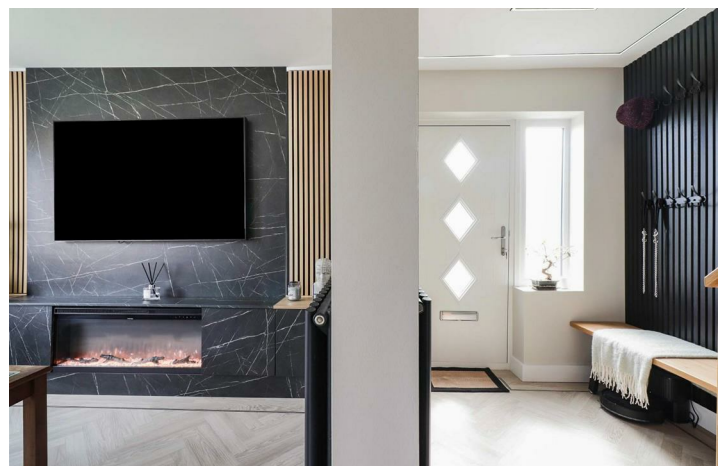
**First Floor**

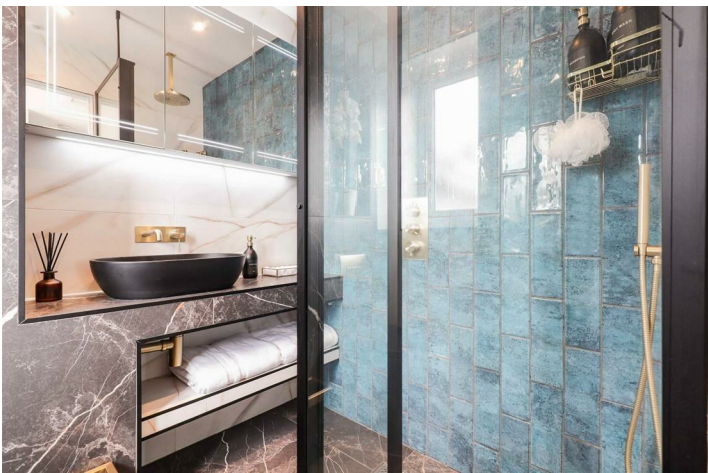
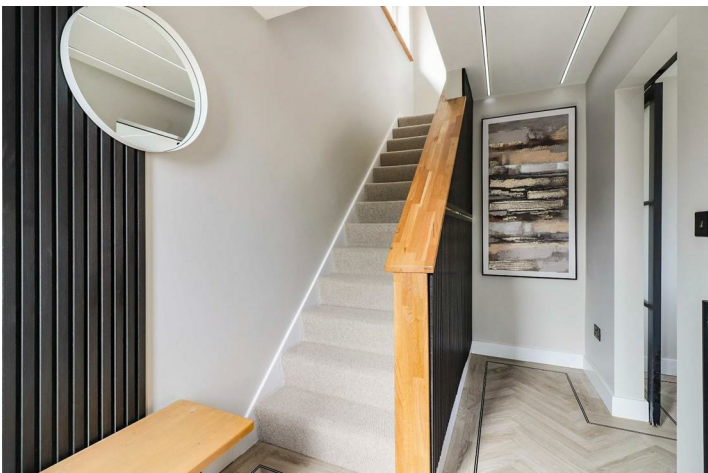


**Garage**

Total floor area 87.9 sq.m. (946 sq.ft.) approx

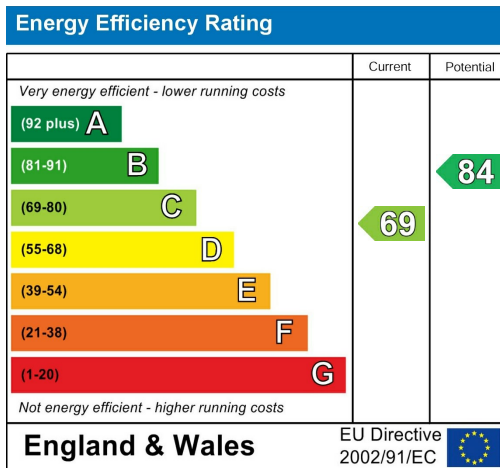
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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







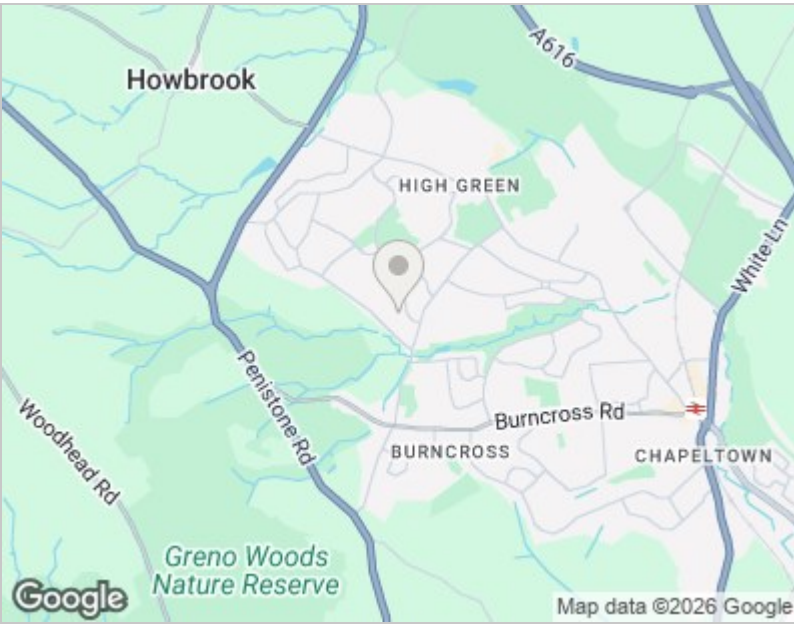
## Energy Efficiency Graph



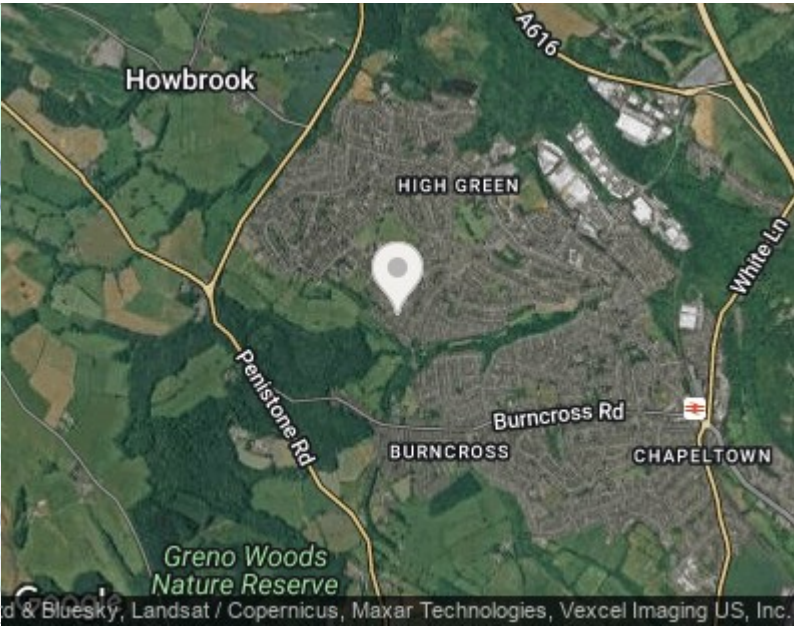
## Viewing

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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