

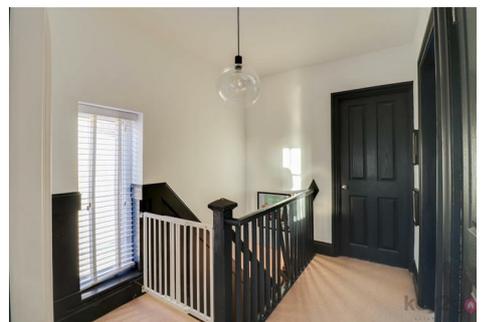
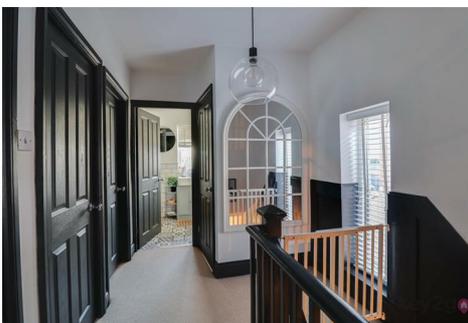
## Marketing Preview



**294 Meadow Head, Sheffield, S8 7UH**

**£325,000**

**Bedrooms 4, Bathrooms 1, Reception Rooms 1**



\*\*\* GUIDE PRICE £325,000 - £350,000 \*\*\* This beautifully presented four-bedroom semi-detached home is situated in a sought-after location and offers off-road parking for two cars, a generous and private rear garden, and a stylish open-plan kitchen diner. The property also benefits from a converted attic space, excellent public transport links, and close proximity to local amenities and Graves Park, making it the perfect family home.

## SUMMARY

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The hallway has a composite door and is bright, spacious and neutral, with panelling, a window and herringbone flooring throughout, with stairs and access to the lounge and kitchen/diner. The living room is bright and well presented, featuring a large bay window, space for a fireplace with a wood mantel, built-in shelving and additional storage, with a spacious layout, neutral decor, a panelled back wall and herringbone flooring creating a cosy and warm space. The kitchen/diner is open, spacious, modern and stylish, with ample wall and base units, light upper cabinets and darker base units, solid wood worktops, a Belfast sink, integrated fridge freezer, double oven, gas hob, washing machine and wine cooler. A central island offers ample storage and breakfast seating, and the dining space is bright and inviting with a large bay window, a brick fireplace, built-in storage and herringbone flooring throughout, making it a perfect space for entertaining.

The stairs and landing feature stylish panelling, carpet, a window and a spacious landing with access to the staircase leading to bedroom four. Bedroom one is a double with neutral decor and a feature painted wall, two built-in wardrobes with sliding mirrored doors, carpet and a bay window with a built-in ledge offering useful additional storage and display space. Bedroom two is a double with panelling, carpet, an under-stairs useful open extra space and a bay window with storage. Bedroom three is a generous single with neutral decor, carpet and a window. The bathroom is modern and stylish with tiled walls, an L-shaped bath with shower and glass screen, a sink with storage unit, an obscure window and patterned tile flooring. The W/C is separate, modern and semi-tiled with neutral decor, a CCWC, window, patterned flooring and a radiator.

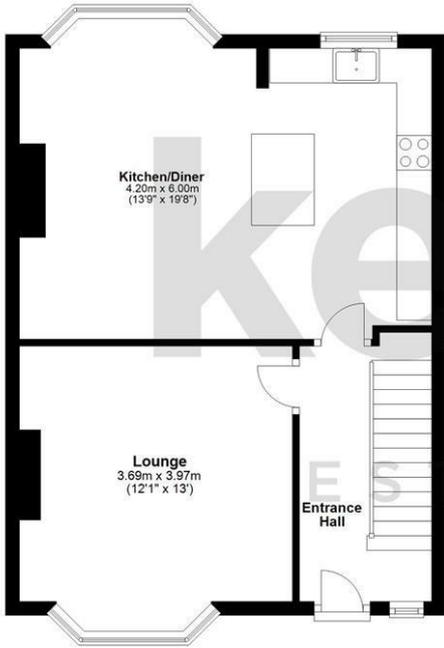
Bedroom four/attic is accessed via a door and staircase and is spacious with laminate flooring, a Velux window and neutral decor.

The front of the property is private and generous, with a lawned area, shrubbery, a concrete driveway for off-road parking, and a gate on the side of the property leading to the rear. The rear is private, enclosed and generous sized, featuring a large lawned area, fencing and hedging for privacy, with plenty of potential for landscaping or outdoor seating.

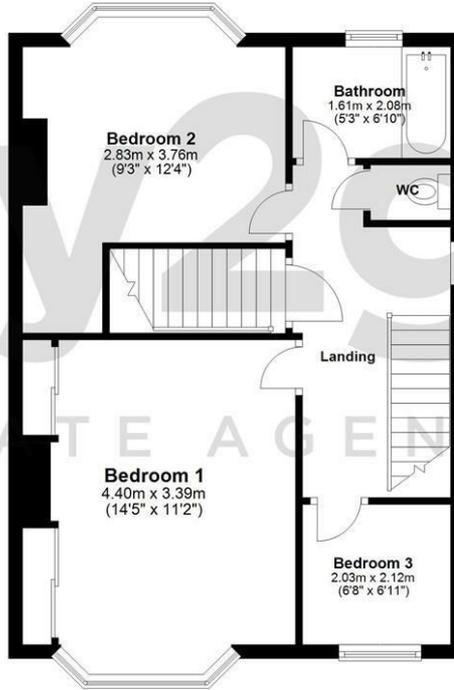
## PROPERTY DETAILS

- LEASEHOLD, 709 YEARS REMAINING, £5PA GROUND RENT
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND C - SHEFFIELD CITY COUNCIL

### Ground Floor



### First Floor



### Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

