

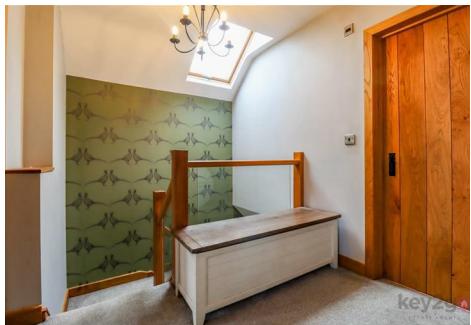


Marketing Preview



Hillcrest South Street, Mosborough, Sheffield, S20 5DF
£800,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



NOT TO BE MISSED! Key2go are delighted to present this exceptional three-bedroom detached home, set on one of Mosborough's most sought-after roads and enjoying breathtaking open views across the Derbyshire countryside. Beautifully renovated and extended to a high standard, the property features generous off-road parking, a large enclosed private rear garden, and a superb balcony showcasing those stunning views. With stylish accommodation throughout, outstanding kerb appeal, and a prime location close to excellent amenities and major road links to the M1, Sheffield, and Chesterfield, this truly is the perfect family home.

SUMMARY

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A sitting porch opens into a welcoming hallway with the stair rise to the first floor and doors to the downstairs WC, storage cupboard, and a snug/office. The breakfast kitchen forms the heart of the home, offering a fantastic family space with a large island, utility cupboard, and bi-folding doors to the rear. Completing the ground floor is a spacious lounge/diner with floor-to-ceiling windows, an open fireplace with a log burner, and further bi-folding doors leading to the rear garden.

The first floor features an open landing with a glass balustrade and Velux-style window, giving access to two double bedrooms, each with double balcony doors offering exceptional views. The family bathroom includes a freestanding bath with television, vanity wash basin, close-coupled WC, and a double shower cubicle. Completing the floor is the impressive master suite, which boasts a walk-in wardrobe, a walkway to the ensuite shower room, and a door to the balcony.

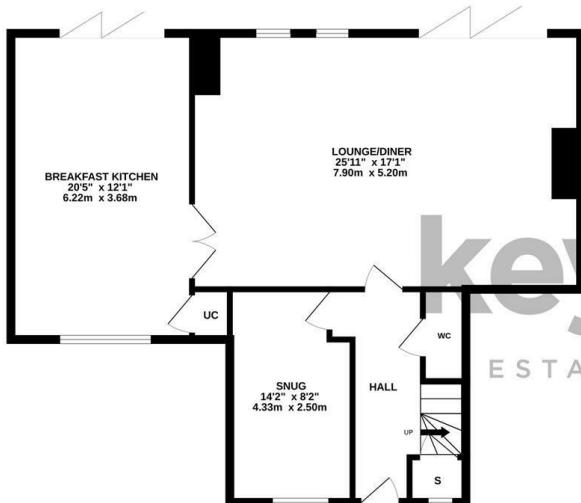
WOW! The property boasts a large frontage with a lawn, ample off-road parking, and a low-rise boundary wall. To the rear, the generous, tiered garden is enclosed and private, offering breathtaking views for miles. It features a spacious patio, built-in BBQ, pizza oven, and bar area, along with a lawn, pond, additional lawned sections, and well-established plants and trees.

PROPERTY DETAILS

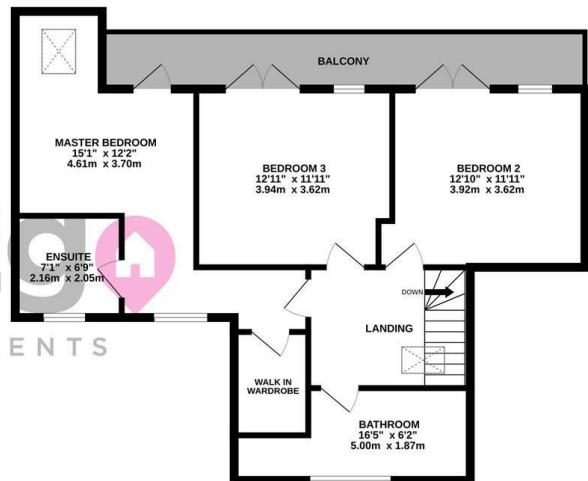
- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND D - SHEFFIELD CITY COUNCIL
- SINCE THE EPC WAS CARRIED OUT WE HAVE BEEN ADVISED BY THE VENDOR THAT IMPROVEMENTS SHOULD HAVE BEEN MADE

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

