



Sundew Croft High Green Sheffield S35 4DA  
Guide Price £300,000



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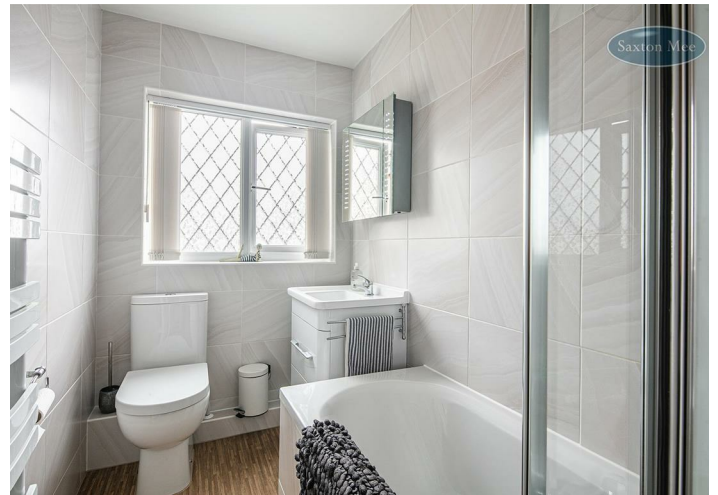
Guide Price £300,000

GUIDE PRICE £300,000-£325,000 \*\* FREEHOLD \*\* Situated on this popular estate in a quiet cul-de-sac position is this effectively extended, four bedroom, two bathroom detached property which enjoys a lovely rear garden and benefits from a double-width driveway providing off-road parking, garage, uPVC double glazing and gas central heating. The spacious and well presented living accommodation briefly comprises composite entrance door and porch with a storage cupboard. A door then opens into the lounge with a front facing window, while the gas fire set in an attractive surround is the focal point of the room. Access into the kitchen which has a range of wall, base and drawer units with an extensive worktop which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, dishwasher, washing machine along-with housing for an American style fridge freezer. There is ample space for a dining table and chairs and a rear uPVC stable door. A door then opens into the inner lobby where you will find access to a downstairs WC and snug/study. The snug has uPVC French doors which open into the garden room with an insulated roof space and uPVC French doors. This bright and airy space is perfect for enjoying the views over the rear garden. From the inner hallway, a staircase rises to the first floor landing with a storage cupboard and access into the useful loft space, the four bedrooms and the principal bathroom. The master bedroom benefits from fitted wardrobes and comes with an en suite with shower enclosure, WC and wash basin in a vanity unit. Bedrooms two and three are both front facing with bedroom two benefiting from fitted wardrobes. Bedroom four overlooks the rear garden and has a storage cupboard. The bathroom comes with a white three piece suite including bath with overhead shower, WC and wash basin in a vanity unit.

- VIEWING RECOMMENDED
- IDEAL FAMILY HOME
- FOUR BEDROOM DETACHED PROPERTY
- MASTER BEDROOM WITH EN SUITE
- EXTENDED DINING KITCHEN
- LOUNGE, SNUG, DOWNSTAIRS WC & GARDEN ROOM
- LOVELY REAR GARDEN WITH A METAL SHED & GREENHOUSE







**OUTSIDE**

To the front is a double-width driveway providing off-road parking which leads to the garage. Access down the side of the property which leads to the fully enclosed rear garden with a patio and lawn. To the rear of the garden is a metal shed and a greenhouse.

**LOCATION**

High Green is an incredibly popular area with a number of shops/amenities/leisure facilities close by. The M1 and bus routes are close by as well as the countryside for walks. There are also a number of highly regarded schools in the nearby area for all ages.

**MATERIAL INFORMATION**

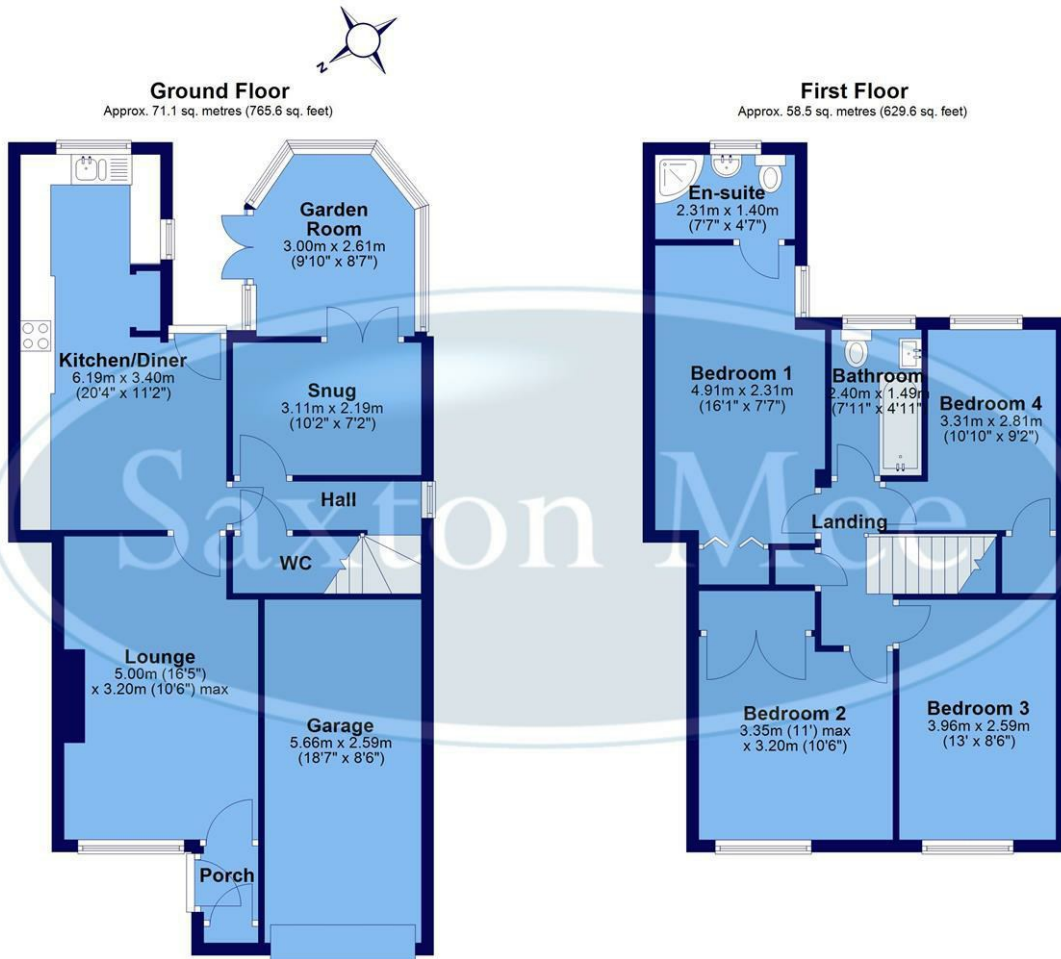
The property is Freehold and currently Council Tax Band D.

**VALUER**

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

# Saxton Mee



Total area: approx. 129.6 sq. metres (1395.2 sq. feet)  
 All measurements are approximate and to max vertical and horizontal lengths.  
 Plan produced using PlanUp.

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 Hillsborough  
 Stocksbridge**

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[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-101) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		71	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-101) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
		66	79
England & Wales		EU Directive 2002/91/EC	