Saxton Mee







Ball Road Hillsborough Sheffield S6 4LZ
Guide Price £300,000

St Luke's Sheffield's Hospice

Ball Road

Sheffield S6 4LZ

Guide Price £300,000



GUIDE PRICE £300,000-£310,000 ** FREEHOLD ** NEW BUILD GUARANTEE ** OVER 1200 SQ FT ** Viewing is highly recommended to fully appreciate the spacious and beautifully presented accommodation offered by this brand-new, stone-fronted, four-bedroom semi-detached home.

Thoughtfully designed with modern family living in mind, this impressive property offers generously proportioned accommodation arranged over three floors, complemented by contemporary fixtures and fittings throughout. Further benefits include two bathrooms, a ground floor WC, uPVC double glazing, gas central heating and an enclosed rear garden.

An entrance hallway is accessed via a composite front entrance door and provides access to the lounge, kitchen/diner, downstairs WC and staircase rising to the first floor. The well-proportioned lounge features an attractive front-facing bay window which allows an abundance of natural light to fill the space, together with a contemporary radiator. The kitchen is fitted with a range of modern units, complemented by contrasting work surfaces incorporating a sink and drainer. An excellent range of integrated appliances includes a fridge, freezer, dishwasher, washing machine, electric oven and four-ring hob. The gas central heating boiler is also neatly housed within the kitchen units. The dining area offers ample space for a family dining table, with uPVC French doors opening directly onto the rear garden.



The first floor provides access to three bedrooms and the spacious family bathroom. bedroom two is a double bedroom, further enhanced by a useful understairs storage cupboard. Bedroom three is another double bedroom, enjoying a pleasant rear-facing aspect. Bedroom four is positioned to the front of the property and offers a versatile space, equally suited to use as a bedroom, nursery, dressing room or home office. The contemporary family bathroom is beautifully appointed with a four-piece suite.

- BRAND NEW STONE-FRONTED SEMI-DETACHED HOME
- FOUR GENEROUSLY PROPORTIONED BEDROOMS
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- IMPRESSIVE OPEN-PLAN KITCHEN/DINER
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- WELL-PROPORTIONED LOUNGE WITH BAY WINDOW
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- STYLISH FOUR-PIECE FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH FRENCH DOOR ACCESS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING










SECOND FLOOR
A further staircase leads to the second floor, which is dedicated to the principal bedroom suite, providing a spacious and private retreat away from the main living accommodation. This generously proportioned bedroom benefits from a rear-facing dormer window, which floods the room with natural light while taking full advantage of the attractive surrounding views. The principal bedroom also enjoys the added convenience of a large adjoining storage room and an en-suite shower room, fitted with a shower enclosure, WC, wash basin and chrome heated towel radiator.

OUTSIDE
To the front is a low stone wall which encloses a front forecourt setting the property back from the road. Shared access leads to the rear garden which has a patio and will be turfed.

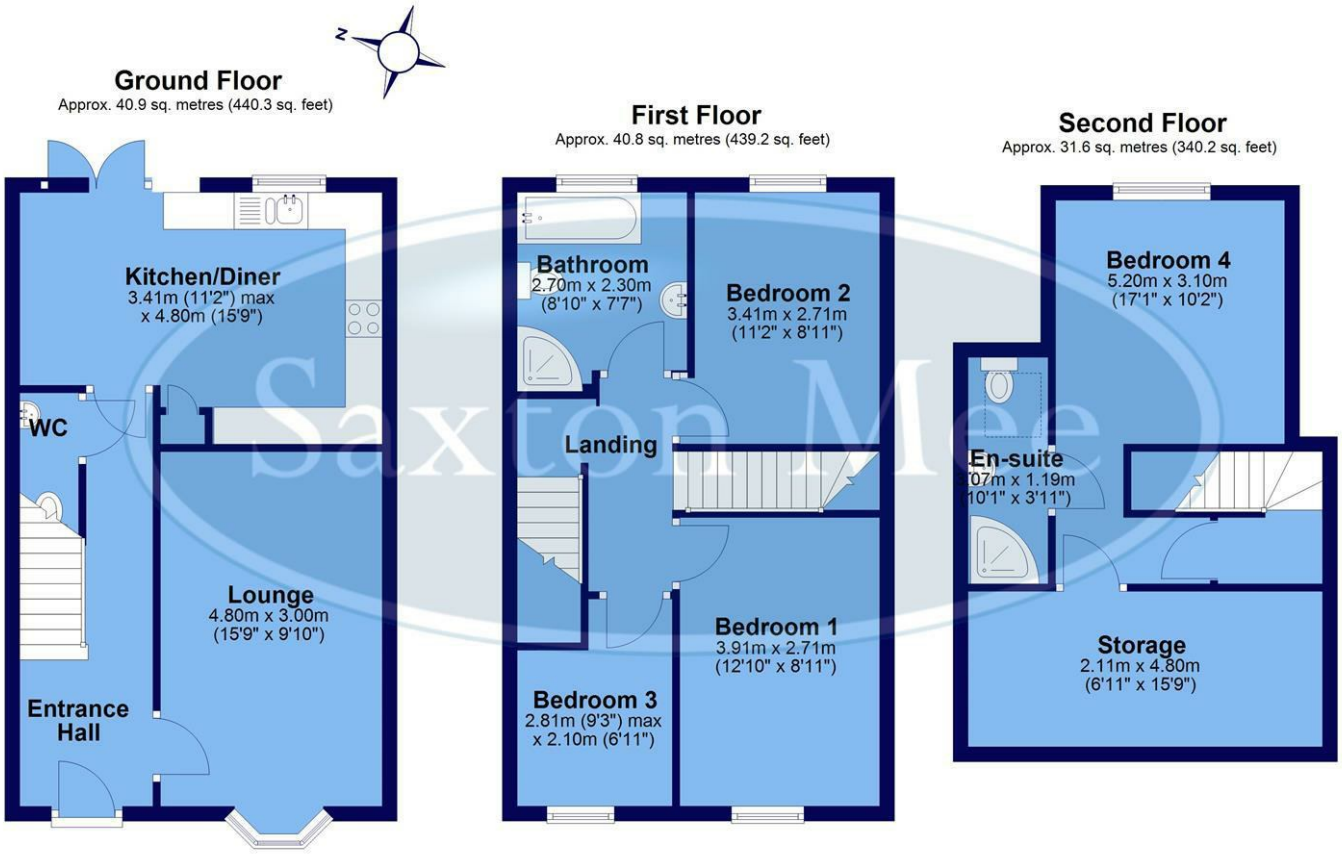
LOCATION
Hillsborough Park, excellent schools, and easy access to stunning surrounding countryside and the city centre. The high street is Middlewood Road, here there is an incredible variety of shops, cafes, butchers and greengrocers alongside national brands like Boots and B&M. Hillsborough also offers a range of well established bars and Award Winning restaurants. You can also leave the car for any trips to the city centre or Meadowhall with the Supertram stops at Hillsborough Park, Hillsborough and Malin Bridge.

The residents of Hillsborough are spoilt when it comes to greenspace, Hillsborough Park has enough to entertain kids of all ages with a large playground, new Courtside sports facility with padel courts, tennis courts and cafe. A short drive away there is a fantastic array of beautiful countryside places to enjoy a walk, bike ride or a jog, there is Damflask, Agden, Broomhead, More Hall and Langsett Reservoirs, Low Bradfield, Loxley Valley and Dungworth with the famous Our Cow Molly Ice Cream Parlour.

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

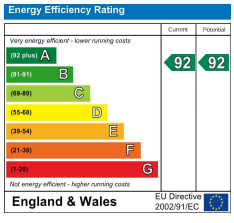


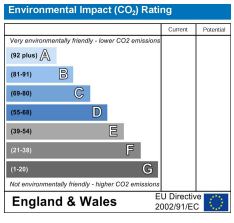
Total area: approx. 113.3 sq. metres (1219.7 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112

www.saxtonmee.co.uk





OnTheMarket.com

St Luke's
Sheffield's Hospice