



St. Marys Lane

Ecclesfield, Sheffield, S35 9YE

Guide Price £300,000 - £350,000



- 3 BED SEMI DETACHED STONE COTTAGE
- SPACIOUS DIMENSIONS
- LUXURY BATHROOM
- LOW MAINTENANCE GARDEN
- FREEHOLD

- BEAUTIFULLY PRESENTED
- STYLISH FIXTURES AND FITTINGS
- VILLAGE LOCATION
- GOOD COMMUTER LOCATION
- COUNCIL TAX C

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GUIDE PRICE £300,000 - £325,000 , Nestled on St. Marys Lane in the charming area of Ecclesfield, Sheffield, this delightful stone cottage beautifully blends old-world charm with modern convenience. Offering three spacious double bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The interior of the house showcases stylish fixtures and fittings, ensuring a comfortable and modern living experience. Each room is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The combination of traditional features and contemporary design makes this home truly unique.

Situated in a great location, residents will benefit from the peaceful surroundings while still being within easy reach of local amenities, schools, and transport links. This property is ideal for those who appreciate the balance of a tranquil lifestyle with the conveniences of modern living.

Briefly comprising kitchen/diner, living room, dining room, sun room, three double bedrooms and bathroom.

Whether you are looking to settle down in a family-friendly neighbourhood or seeking a charming retreat with character, this cottage on St. Marys Lane is a must-see. Embrace the opportunity to make this lovely house your new home.

KITCHEN/DINING

18'7 12'6 (5.66m x 3.81m)

A beautiful kitchen, offering an array of stone shaker wall and base units providing plenty of storage space, contrasting black work surfaces, black composite sink with matching mixer tap, black electric hob, black stainless steel extractor hood above, integrated dishwasher, integrated washing machine/dryer, integrated tall fridge/freezer, housed wall mounted Combi boiler, rear facing and side uPVC window, characterful exposed beams, grey traditional radiators, porcelain tiled flooring which flows seamlessly through to the living room.

LIVING ROOM

19'10 x 18'7 (6.05m x 5.66m)

A sumptuous living space, boasting an original charming exposed stone fireplace complete with a log burning stove; giving the room a great focal point and cosy feel in the wintry months, also comprising porcelain tiled wood effect flooring, aerial point, wall mounted traditional radiators and front and rear facing grey uPVC windows.

SUN ROOM

11'10 x 10'2 (3.61m x 3.10m)

A great addition to this household, allowing you to enjoy the garden all year round and providing extra living space to use as you wish, comprising wall mounted radiator, bi-folding aluminium doors opening out on to the block paved patio, creating a great social space.

MASTER BEDROOM

19'8 x 10'2 (5.99m x 3.10m)

A sumptuous master suite, wall mounted radiator, built in wardrobe, uPVC window overlooking the garden.

BEDROOM 2

15'9 x 8'2 (4.80m x 2.49m)

A good sized double bedroom comprising fitted wardrobes, wall mounted radiator and front facing uPVC window.

BEDROOM 3

12'2 x 8'10 (3.71m x 2.69m)

A large double bedroom with a side facing uPVC window, aerial point and wall mounted radiator.

BATHROOM

9'4 x 9'2 (2.84m x 2.79m)

A luxurious, generously sized family bathroom, comprising exquisite freestanding bath with contemporary black taps, walk in shower area with black drench shower head, stylish black wall mounted vanity with inset sink and matching taps, low flush WC, fully tiled in grey 'on trend' porcelain marble tiles, black wall mounted heated towel rail and side facing frosted uPVC window.

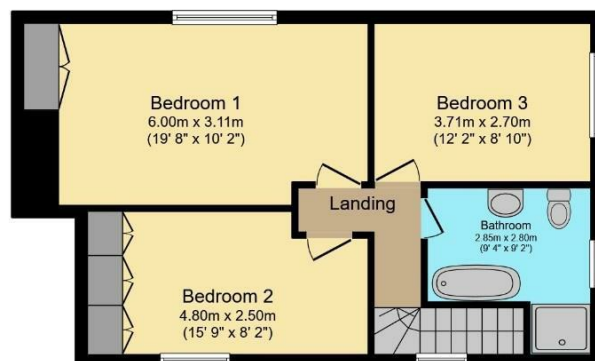
EXTERIOR

The front of the property boasts great kerb appeal situated on a quiet cul-de sac. To the rear of the property is a fully enclosed, low maintenance sun drenched garden. The garden is fully block paved with an additional slabbed patio, creating a great space to sit out and entertain in the summer months, complete with outdoor tap and security lighting.

Floorplan



Ground Floor
Floor area 66.7 sq.m. (718 sq.ft.)



First Floor
Floor area 52.1 sq.m. (561 sq.ft.)

Total floor area: 118.8 sq.m. (1,279 sq.ft.)

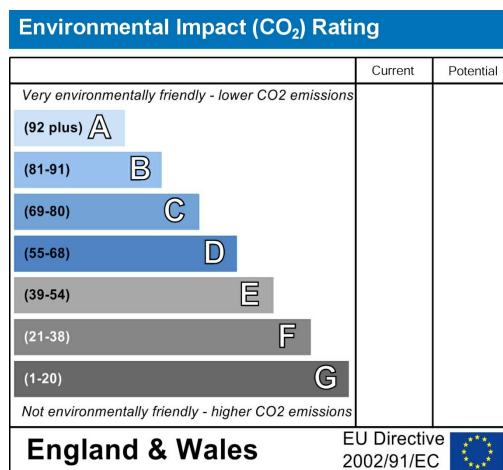
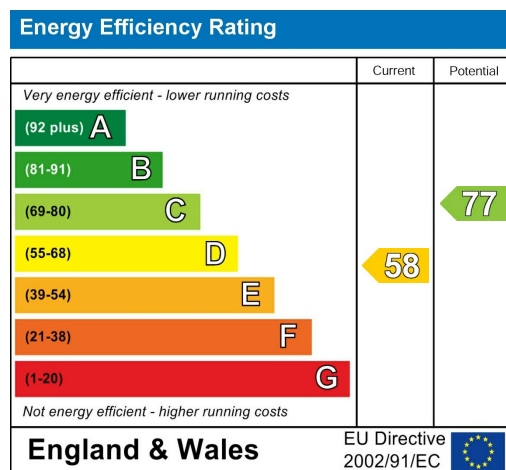
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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







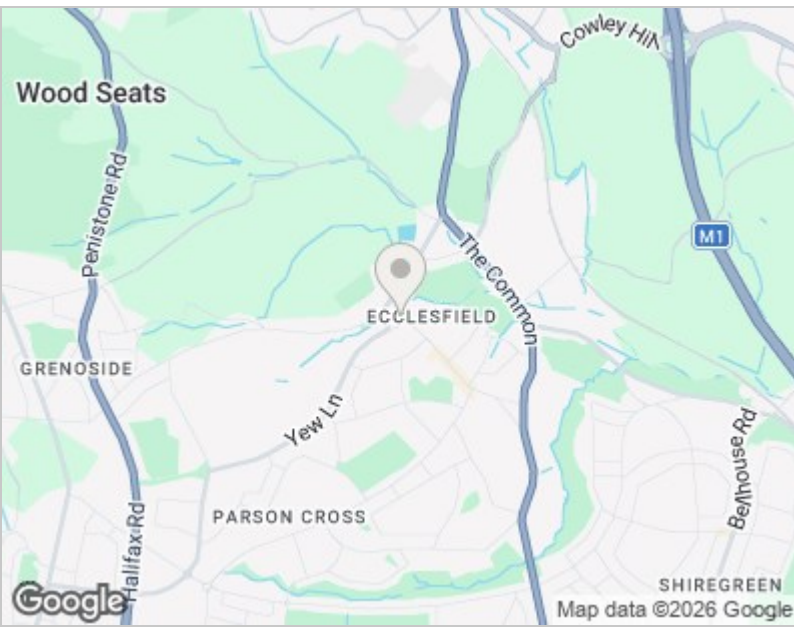
Energy Efficiency Graph



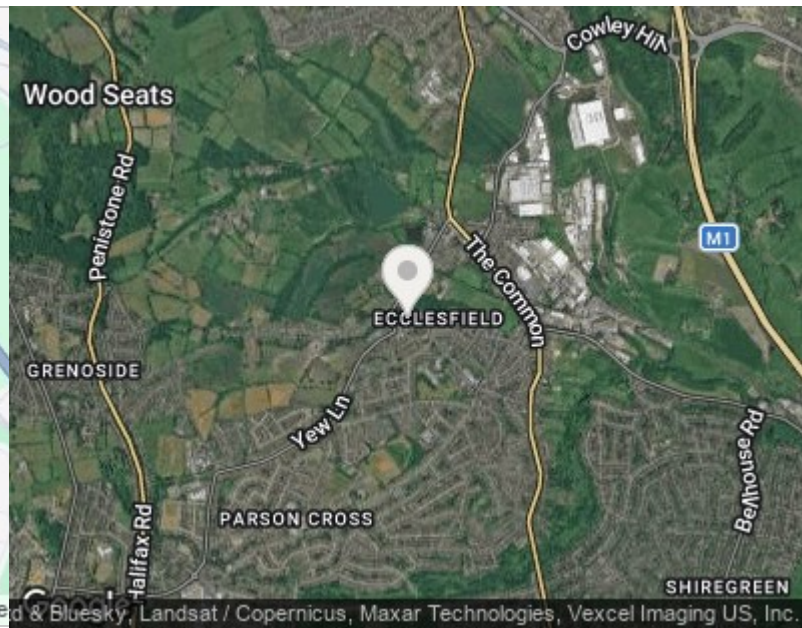
Viewing

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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