



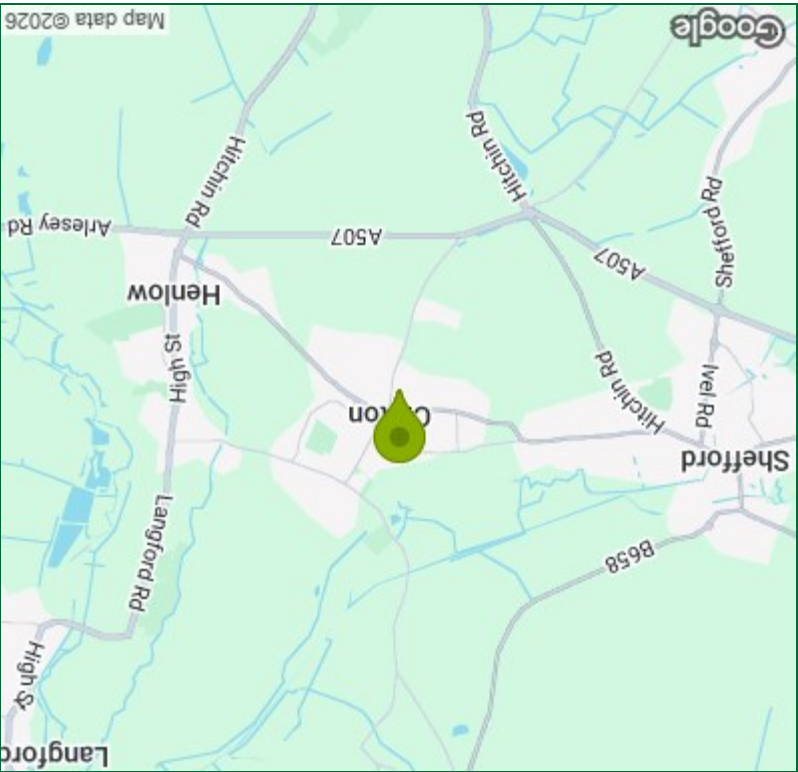
Herberts Meadow,  
Sheffield S1  
OFFERS OVER £625,000



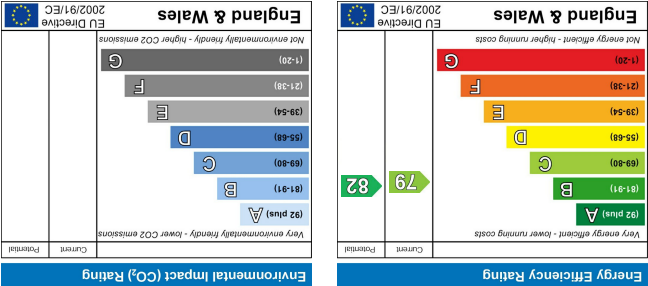
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Sheffield Office on 01462 814087

If you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**Entrance Hall**  
Stairs to first floor, tiled floor, radiator, storage cupboard, under stairs storage cupboard.

**Lounge**  
Window to front, radiator.

**Study**  
Window to front, radiator, recessed cupboards.

**Cloakroom**  
White suite comprising of low level w.c, pedestal wash hand basin, tiled floor, tiled walls, radiator.

**Kitchen/Diner**  
Well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and half stainless steel sink unit with mixer tap, integrated eye level double oven, gas hob with stainless steel extractor hood over, dishwasher, washing machine, fridge/freezer, wall mounted gas boiler, two radiators, window to rear, French doors to garden.

**Landing**  
Airing cupboard housing hot water tank, radiator, window to front, stairs leading to second floor.

**Bedroom One**  
Spacious room with window to front, radiator, range of fitted wardrobes with sliding doors, door to:-



**En-suite**  
White suite comprising of large walk in shower enclosure, wall mounted shower, low level w.c, pedestal wash hand basin, tiled floor, part tiled walls, radiator, window to rear.

**Bedroom Five**  
Window to rear, radiator.

**Bedroom Four**  
Window to front, radiator, fitted sliding door wardrobe.

**Bathroom**  
White suite comprising of panel enclosed bath, pedestal wash hand basin, low level w.c, part tiled walls, tiled floor, radiator, window to rear.

**Second floor landing**  
Doors to bedrooms two and three, door to:-



**Shower Room**  
White suite comprising of shower cubicle with wall mounted shower, pedestal wash hand basin, low level w.c, tiled floor, radiator, window to rear.

**Bedroom Two**  
Dual aspect room with windows to front and rear, radiator, fitted wardrobes and chest of drawers, access to loft space.

**Bedroom Three**  
Dual aspect room with windows to front and rear, radiator, fitted wardrobes and chest of drawers.

**Front Garden**  
Path leading to front door, rest laid to lawn, double width driveway leading to garage and providing off road parking for several cars.

**Double Garage**  
Up and over door, power and light, eave storage space, personal door to garden.



**Rear Garden**  
A fully enclosed garden with paved patio area, rest laid mainly to lawn, gated access to front, additional paved area to rear of garage with garden shed.

**Agents Notes**  
Freehold.  
Council Tax Band F.

