



40 Mellor Lea Farm Drive

Ecclesfield, Sheffield, S35 9TZ

£385,000



Fantastic Four-Bedroom Detached Home in a Sought-After Sheffield Location

Situated in a highly desirable area of Sheffield, this superb four-bedroom detached property offers spacious and modern living, ideal for families and professionals alike. Conveniently located close to local amenities, popular pubs, reputable schools, and offering easy access for commuting, this home ticks all the right boxes.

The property boasts a garage and a driveway with space for up to three vehicles. To the rear, you'll find a generously sized, private garden that is not overlooked—perfect for relaxing or entertaining.

At the heart of the home is a stunning open-plan kitchen, dining, and sunroom area, designed for modern living and ideal for hosting family and friends. The fully fitted kitchen features contemporary units and luxurious quartz worktops, combining style with practicality.



GROUND FLOOR

ENTRANCE HALL

The entrance hall features a front-facing composite door, a wall-mounted radiator, and a staircase rising to the first-floor landing.

LOUNGE

Featuring a front-facing double-glazed bay window, this spacious room includes a tv media wall, storage cupboard and radiator creating a warm and inviting living space.

KITCHEN/DINING/SUNROOM

This fabulous open-plan kitchen, dining, and sunroom creates the ideal space for family living and entertaining, seamlessly overlooking the rear garden.

The modern kitchen is fully equipped with high-quality integrated appliances, including a double oven, hob, extractor fan, dishwasher, and fridge freezer. Stylish quartz worktops with an inset sink and mixer tap add a touch of luxury, while the layout offers ample space for a dining table—perfect for both everyday meals and special occasions.

Double doors lead into the lounge, allowing for a flowing, open-plan feel when desired. The sunroom benefits from views over the rear garden and includes a TV aerial point, making it a comfortable and versatile living area. Tiled flooring runs throughout the entire space, combining practicality with contemporary style.

UTILITY

Plumbing is in place for a washing machine, providing convenience for everyday laundry needs.

DOWNSTAIRS WC

Comprising WC and vanity wash hand basin.

FIRST FLOOR

LANDING

Access to the loft which is partially boarded.

MASTER BEDROOM

The master bedroom features fitted wardrobes, a central heating radiator, and a front-facing double-glazed window allowing for plenty of natural light. The room also benefits from direct access to a private en-suite bathroom.

EN-SUITE

A newly fitted shower room comprising a modern shower cubicle, low flush WC, and a stylish vanity wash hand basin, all finished to a high standard.

BEDROOM TWO

A spacious double bedroom featuring fitted furniture, a double-glazed window providing natural light, and a central heating radiator for comfort.

BEDROOM THREE

A further generously sized double bedroom, complete with fitted furniture, a central heating radiator, and a double-glazed window allowing for plenty of natural light.

BEDROOM FOUR

A well-proportioned fourth bedroom featuring laminate flooring, a double-glazed window, and a central heating radiator—ideal as a bedroom, home office, or study.

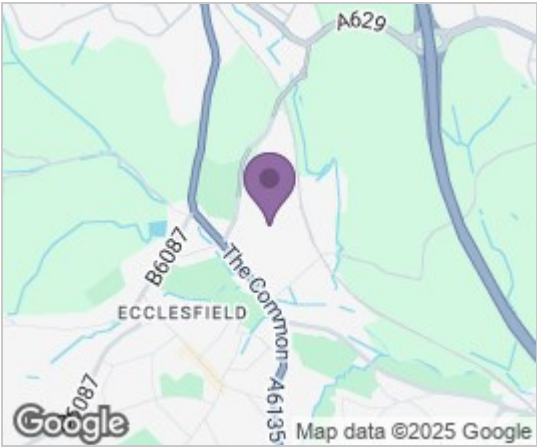
HOUSE BATHROOM

The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, a low flush WC, and a vanity wash hand basin. A double-glazed window with obscure glazing provides privacy and natural light, while a heated ladder-style towel rail adds a touch of comfort.

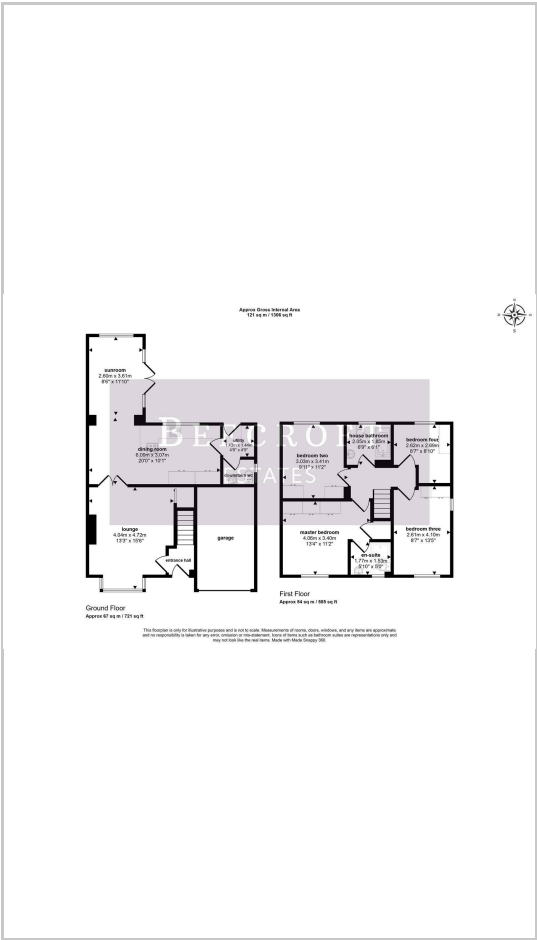
OUTSIDE

To the front of the property, there is ample off-road parking provided by a spacious driveway, which leads to the garage. The rear garden is larger than average and mainly laid to lawn, offering plenty of space for outdoor enjoyment. It also features a patio seating area, a wooden sheltered seating spot—perfect for relaxing or entertaining—and additional storage to the side.

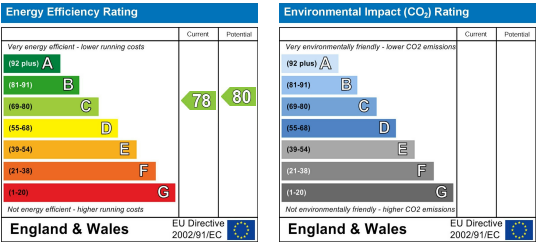
Area Map



Floor Plans



Energy Efficiency Graph



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