

## 4 Meadow House Drive, Fulwood, Sheffield S10 3NA



A bright, spacious and well presented four double bedroom, two bathroom detached home which is situated on a quiet cul-de-sac in the heart of Fulwood. Enjoying good sized rooms and a unique layout throughout, this property is perfect for families and highlights includes off road parking and a garage, a large conservatory to the rear, modern styled décor and a private landscaped garden to the rear. Positioned within the catchment area of popular local schools including Hallam and Tapton, and is within easy reach of Universities and Hospitals thanks to regular transport links nearby. Having double glazing and gas central heating throughout, the property in brief comprises; Entrance hallway, downstairs w.c., sitting/snug room and steps rise to the open plan lounge/dining area. On this level there is also a kitchen with fitted units and the conservatory. A further staircase rises to the first floor split level landing area, where there are two spacious bedrooms and a shower room. A further staircase rises to two further bedrooms (one of which enjoys a large storage area) and the family bathroom. Outside, to the front of the property there is a lawned garden with off road parking leading to the garage, which has power and lights, whilst to the rear there is a beautifully landscaped garden with patio area and steps rising to a private seating area with an array of plants and borders. A viewing is essential to appreciate the accommodation on offer – Call Archers Estates to view today!

- DETACHED HOME
- CUL-DE-SAC LOCATION
- LANDSCAPED GARDEN TO REAR
- FOUR DOUBLE BEDROOMS
- IDEAL FOR FAMILIES
- HALLAM AND TAPTON CATCHMENT
- TWO BATHROOMS
- DRIVE AND GARAGE
- UNIQUE LAYOUT

**£475,000**



## GROUND FLOOR ACCOMMODATION

### **ENTRANCE LOBBY**

Access to the property is gained through a side facing wooden entrance door, which leads to the entrance lobby area. Having a front facing double glazed window, vinyl flooring and doors leading to the entrance hallway and downstairs wc.

### **DOWNSTAIRS W.C.**

A useful addition to the property, having a low flush wc, pedestal wash basin and a front facing double glazed window. With vinyl flooring and radiator.

### **ENTRANCE HALLWAY**

Having a staircase rising to the upper ground floor level, radiator and a door leading to the sitting room.

### **SITTING ROOM**

A spacious yet cosy sitting room which could be used for a variety of purposes including an additional bedroom if required. Having a front facing double glazed window, radiator and a feature marble fireplace with electric fire.

## UPPER GROUND FLOOR LEVEL

### **DINING AREA**

A staircase ascends from the lower ground floor level and leads to the dining area, which has ample space for a dining table and chairs and enjoys an open plan layout which connects the lounge. Having rear facing sliding patio doors leading to the conservatory, a radiator and a staircase rising to the first floor accommodation. A further door leads to the kitchen and the room opens to the lounge area.

### **LOUNGE AREA**

A bright and spacious lounge, which has rear facing double glazed sliding patio doors leading to the garden, a radiator and a feature brick built fireplace with multi fuel stove.

### **KITCHEN**

Having a range of fitted wall and base units with a laminated corian effect worksurface incorporating an inset sink and drainer unit and having tiled splashbacks to the walls. There are integrated appliances including a fridge and freezer, and space for appliances including a cooker with extractor fitted above, washing machine and dishwasher. With laminate flooring, a rear facing double glazed window and housing for the boiler beneath the kitchen worksurface.

### **CONSERVATORY**

A great addition to the property, this bright and spacious conservatory enjoys views over the garden area and has double glazed windows, rear facing French doors, vinyl flooring and space for utility appliances.

## FIRST FLOOR ACCOMMODATION

### **FIRST FLOOR SPLIT LEVEL LANDING AREA**

Positioned over two floors, the lower level gains access to two bedrooms and the shower room whilst the upper level gives access to two further bedrooms and the family bathroom.

### **MASTER BEDROOM**

A spacious master bedroom which has a front facing double glazed window, radiator and fitted bespoke David Martin wardrobes.

### **BEDROOM TWO**

The second bedroom is a double sized room which has a front facing upvc double glazed window and a radiator.

### **SHOWER ROOM**

Having a modern styled suite comprising of a double shower enclosure, vanity wash basin and low flush wc. With a towel radiator, front facing double glazed window and vinyl flooring.

## UPPER FIRST FLOOR LEVEL

### **BEDROOM THREE**

The third bedroom is another double sized room which has a rear facing double glazed window and a radiator.

### **BEDROOM FOUR**

A spacious bedroom which has a rear facing double glazed window, radiator and there is access to the useful storage room, which occupies the second floor and provides clever storage options and has a front facing velux window bringing light into the area.

### **FAMILY BATHROOM**

Having a suite comprising of a panelled bath with shower over, pedestal wash basin and a low flush wc. With a rear facing double glazed window, laminate flooring, a radiator and tiled walls. With a useful storage cupboard.

## OUTSIDE

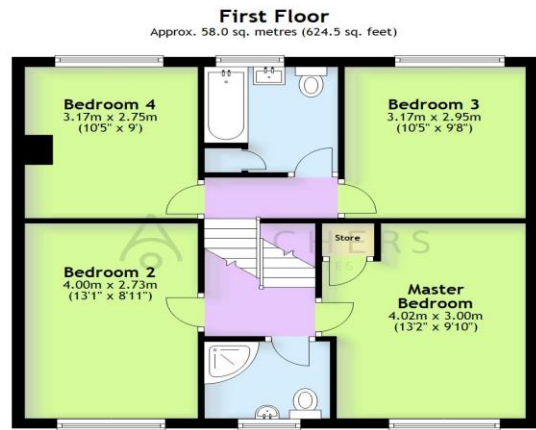
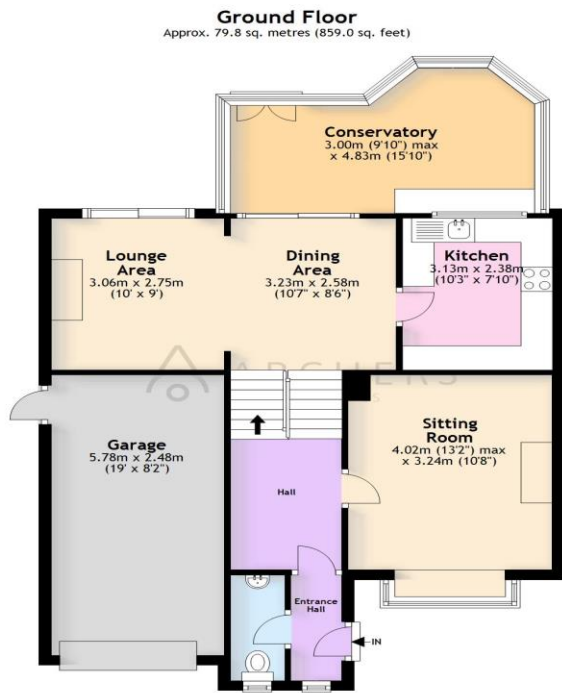
To the front of the property there is a well maintained lawn with surrounding borders and a driveway leading to the internal garage, which has an up and over door, power and lighting and provides excellent storage options. A path to the side of the property rises to the rear garden, which is a beautifully landscaped area having a patio seating area and steps rising to the upper level which offers further seating and is surrounded by an abundance of flowerbeds, borders, trees and fencing for additional privacy.

## TENURE

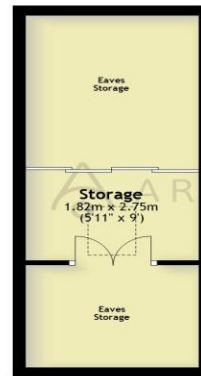
We have been informed that the property is of Freehold tenure.







**Second Floor**  
Approx. 19.9 sq. metres (214.6 sq. feet)



**Total area: approx. 157.8 sq. metres (1698.1 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

**4 MEADOW HOUSE DRIVE, SHEFFIELD**

**EPC RATING D**



**ARCHERS**  
ESTATES

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