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morfittsmith

Cotswold Road,  
Hillsborough,  
Sheffield,  
S6 4QY





**A spectacular Hillsborough 3-bed, finished with superb attention to detail: Cotswold Road.**

With beautiful modern fittings and generous off-road parking, this lovely family home will be the envy of all.







### **Time to explore.**

Cotswold Road is situated in the beloved suburb of Hillsborough, north-west of the Sheffield city centre and a short walk from Middlewood Road. This Hillsborough high street boasts a superb range of shops and restaurants, many of which are independent local businesses and high street favourites. Whether it's cosy cafes or stylish bars, there is something to enjoy whatever the occasion. Exceptional transport links via bus, SuperTram, and Penistone Road grant you easy access to the length and breadth of the Steel City, making this an ideal position for anyone commuting or keen to explore. There is no shortage of green spaces to lose yourself in either. For landscaped natural beauty, the peerless Hillsborough Park is just a short walk from your door, whilst the Peak District gives you easy access to the rural majesty of South Yorkshire. Hillsborough Park is an exceptional community space, featuring sports facilities, a library, a duck pond, and a stunning walled garden. Cotswold Road even boasts a generous driveway, which can comfortably accommodate three cars, and a detached garage. This makes the home a highly convenient base-of-operations for professional and family life.







## Step inside your new home.

You arrive in Cotswold Road via a welcoming entrance hall, beautifully lit thanks to the arched windows around the front door, with sleek Karndean flooring and handy space for storage. To your left is a magnificent living room, featuring a lavish wood-burning stove and a bright bow window granting you abundant natural light. Generous alcove storage gives you plenty of room for entertainments, leaving ample space for comfy seating. At the end of the hallway is the extensive open-plan kitchen/diner, an impressive environment with attractive downlighting and contemporary décor throughout. The kitchen is an immaculate design with lavish appliances, plenty of worktop and cupboards, and a generous breakfast bar for casual dining. The remainder of the room leaves abundant space for a large formal dining set, making this an ideal space for hosting guests and family functions. French doors lead into the enchanting rear garden, which encompasses an elevated wooden deck, a large patio framed with abundant greenery, and a luscious lawn for relaxing in the sunshine. Back inside, the first floor is home to three bedrooms, one best suited for a dedicated home office, and the family bathroom. Bedrooms 1 and 2 are fantastic doubles with modern décor and substantial fitted storage. Bedroom 1 mirrors the bow window on the ground floor with venetian shutters offering an elegant means of privacy. The third office room is as stylish as it is practical, ideal for remote working or a revision area for children. The full bathroom features an immaculate three-piece suite, including spotless tiling, a heated towel rail, and a bath with a large shower area for ease of use.



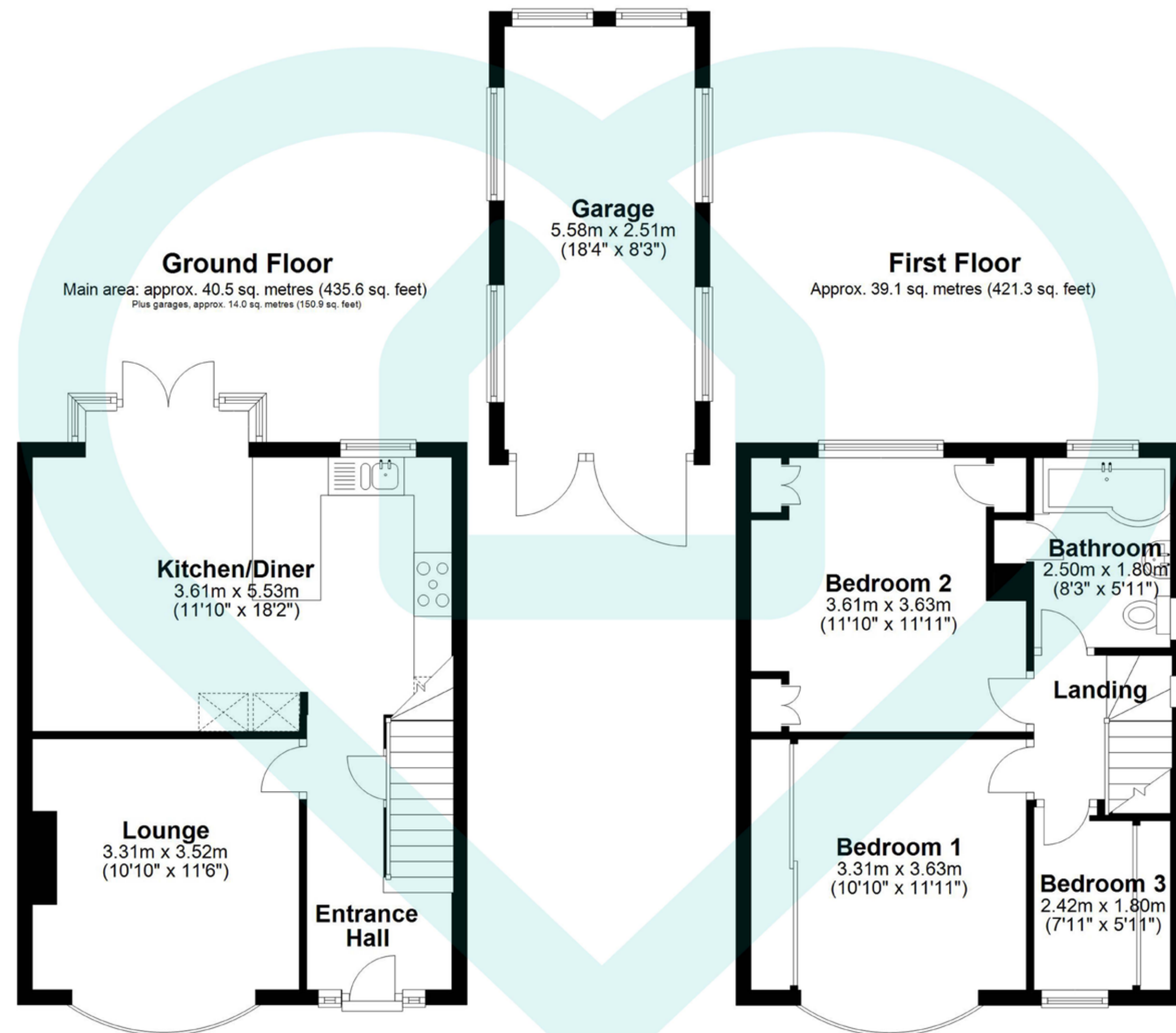












Main area: Approx. 79.6 sq. metres (857.0 sq. feet)  
Plus garages, approx. 14.0 sq. metres (150.9 sq. feet)

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.  
We always recommend viewing in person to confirm the exact floor



Score	Energy rating	Current	Potential
92+	A	70   c	84   B
81-91	B		
69-80	C		
55-68	D	70   c	84   B
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only, A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





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