



## Spenns Croft | Jacky's Lane | Harthill | Sheffield | S26 7XU

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Bell & Co Estates are delighted to present this exceptional opportunity to acquire a spacious four-bedroom detached bungalow, set on a substantial plot in the heart of the highly sought-after village of Harthill. With planning permission already granted to extend and remodel, the property offers enormous potential to create a truly impressive family home. In its current layout, the bungalow features a generous breakfast kitchen with integrated oven, ample worktop space and a dedicated dining area. This links through to the hallway, which leads to a large dual-aspect corner lounge overlooking the gardens. Under the approved plans, this space could be transformed into a stunning open-plan kitchen and dining area. The property also benefits from a separate dining room, a utility area, four well-proportioned bedrooms, a spacious family bathroom, an additional WC and a study—ideal for home working. Externally, the home is set within beautifully mature, predominantly lawned grounds and includes a substantial workshop and shed. There is ample off-road parking with provision for a garage in the existing plans. While the scope for enhancement is significant, the property already provides a solid and versatile living space should you prefer not to extend. Perfectly positioned close to local amenities, reputable schools, transport links and scenic countryside walks, this home truly offers the best of village living. Viewing is highly recommended to fully appreciate the scale, setting and potential of this unique property.



## SPENNS CROFT

APPROXIMATE GROSS INTERNAL AREA = 136.9 SQ M / 1473 SQ FT



Illustration is for identification purposes only,  
measurements are approximate, not to scale.

## Contact Details

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Spenns Croft Jackys Lane Harthill SHEFFIELD S26 7XU		Energy rating <b>D</b>
Valid until <b>5 December 2035</b>		Certificate number <b>9360-2256-1520-2205-1735</b>
<b>Property type</b>		Detached bungalow
<b>Total floor area</b>		130 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements