

# Saxton Mee



**3 Ecklands Croft, Millhouse Green, Sheffield, S36 9AJ**  
**Price guide £425,000 to £435,000**

### 3 Ecklands Croft

Millhouse Green

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PRICE GUIDE £425,000-£435,000 Enjoying a stunning outlook and situated on one of the best plots at the end of this quiet cul de sac is this five bedroom, three bathroom fabulous family home. Benefiting from uPVC double glazing and gas central heating. The deceptively spacious accommodation set over three levels briefly comprises: a newly fitted composite entrance door opens into the entrance hall with under stair storage cupboard and downstairs WC. Separate dining room. Excellent size lounge with a modern fireplace, uPVC French doors opening onto the rear garden filling the room with natural light. Modern and contemporary kitchen having a range of wall, base and drawer units, solid granite work surfaces, integrated appliances including a dishwasher, washing machine, double electric oven, gas hob and extractor hood above, space for American style fridge freezer.

- IDEAL FAMILY HOME
- VIEWING ESSENTIAL
- FABULOUS AND SPACIOUS ACCOMMODATION
- OFF ROAD PARKING & DOUBLE GARAGE
- FIVE BEDROOMS





First floor: airing cupboard housing the hot water cylinder. Four bedrooms, three of which benefit from bespoke fitted wardrobes. Bedroom two benefiting from an en suite shower room. Family bathroom. Second floor landing: dressing and office area. Fabulous, excellent size master bedroom benefiting from fitted wardrobes, dressing area and a newly fitted en suite which includes a double shower cubicle, WC and wash basin and underfloor heating.

Outside: brand new drive providing ample off road parking which leads to the detached garage with electric door, electric and lighting and storage in the roof space. A gate gives access to the fully enclosed rear garden which includes a patio to the side and access to additional land which has been acquired by the owner, the patio continues onto the rear and also includes a wooden decked area, large lawn garden perfect for outdoor entertaining.

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 211.4 sq. metres (2275.6 sq. feet)

Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings All measurements are approximate. Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	85	76	83

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).  
Environmental Impact (CO<sub>2</sub>) Rating scale: A (10-100), B (101-150), C (151-200), D (201-250), E (251-300), F (301-350), G (351-400).