

1 Harlech Green, Lodge Moor, Sheffield S10 4NR



A modern, spacious and well presented four double bedroom, two bathroom executive detached home which is situated on a cul-de-sac within the popular former hospital site in Lodge Moor. Perfect for the family, this home offers space in abundance and is located on the cusp of open countryside. With double glazing, gas central heating, off road parking for three cars, an integral double garage and spacious, private gardens to the rear. Enjoying easy access to the Universities and Hospitals thanks to regular bus routes nearby, the property is also within the catchment area of Hallam and Tapton schools. In brief, the property comprises; Entrance Hallway, Downstairs WC, Lounge, Dining room, Open Plan Breakfast Kitchen/Dining area, Utility room and Integral Double Garage. To the first floor there is a spacious Landing area, four double sized Bedrooms (the Master with en-suite Shower room) and a Family Bathroom. Outside, there is a driveway and lawn to the front of the property whilst to the rear there is a spacious private garden with patio and lawned garden. A viewing is essential, contact Archers Estates to book your viewing today!

- EXECUTIVE DETACHED HOME
- LARGE DRIVE AND DOUBLE GARAGE
- PERFECT FAMILY HOME

- FOUR DOUBLE BEDROOMS
- PRIVATE REAR GARDENS
- OPEN PLAN KITCHEN

- TWO BATHROOMS
- CUL-DE-SAC LOCATION
- HALLAM/TAPTON CATCHMENT

£525,000

GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Access to the property is gained through a front facing composite entrance door which leads to the wide and inviting Entrance Hallway. Having laminate flooring, a staircase rising to the first floor accommodation, radiator and doors to rooms on this level.

DOWNSTAIRS W.C.

A great addition to the property, having a low flush wc, pedestal wash basin and laminate flooring.

LOUNGE (17'3" x 11'11")

A spacious yet cosy room which has a front facing upvc double glazed window overlooking the front garden, radiator, feature gas fire with surround and French doors leading to the Dining room.

DINING ROOM (10'1" x 10'9")

Having rear facing upvc double glazed patio doors, a radiator and internal French doors connecting the Lounge.

OPEN PLAN BREAKFAST KITCHEN/DINING AREA (18'0" max x 22'3" max)

A larger than average room which is perfect for entertaining! To the dining area there are side facing upvc double glazed French doors leading to the garden area and side and rear facing upvc double glazed windows bringing much light into the room. With plenty of space for a dining table and chairs and a radiator. To the kitchen area there are modern style fitted wall and base units with a laminated work surface incorporating a gas hob with extractor above and a stainless steel sink and drainer unit. With integrated appliances including a double oven, dishwasher, fridge and freezer, tiled splashbacks to the walls, a rear facing upvc double glazed window and breakfast bar with storage beneath. A door leads to the Utility room.

UTILITY ROOM (5'6" max x 9'1")

A useful room which has space and plumbing for a washing machine and tumble dryer with laminated work surface above and a stainless steel sink and drainer. With tiled flooring, side facing upvc door, a spacious storage cupboard with power and a door leading to the Integral Garage. The boiler is also housed in the Utility room.

INTEGRAL DOUBLE GARAGE (17'9" max x 16'0")

A spacious garage which has an electric up and over door, space for two cars and power/lighting.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING AREA

A staircase ascends from the ground floor and leads to the first floor landing area which has a wooden banister rail, loft hatch and doors to all rooms on this level.

MASTER BEDROOM (16'2" max x 15'9")

The master bedroom is a good sized room which has a front facing upvc double glazed dormer window, fitted wardrobes and a radiator. A door leads to the En-Suite Shower room.

EN-SUITE SHOWER ROOM

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

BEDROOM TWO (16'3" max x 11'11")

The second bedroom is another sizeable double room which has a front facing upvc double glazed dormer window, radiator and fitted wardrobes.

BEDROOM THREE (11'9" x 12'0")

A good sized room which has a rear facing upvc double glazed window, radiator and fitted wardrobes.

BEDROOM FOUR (12'1" x 11'3" max)

The fourth bedroom is another double room which has a rear facing upvc double glazed window, radiator and fitted wardrobes.

FAMILY BATHROOM

A spacious, four piece bathroom which has a suite comprising of a panelled bath, shower enclosure, pedestal wash basin and a low flush wc. With a rear facing upvc double glazed window, vinyl flooring and a chrome radiator.

OUTSIDE

To the front of the property there is a larger than average driveway for three cars leading to the Garage and a lawned garden. A side access path leads to the rear garden, which has a spacious lawn, patio area and is surrounded by fencing and hedging for additional privacy.

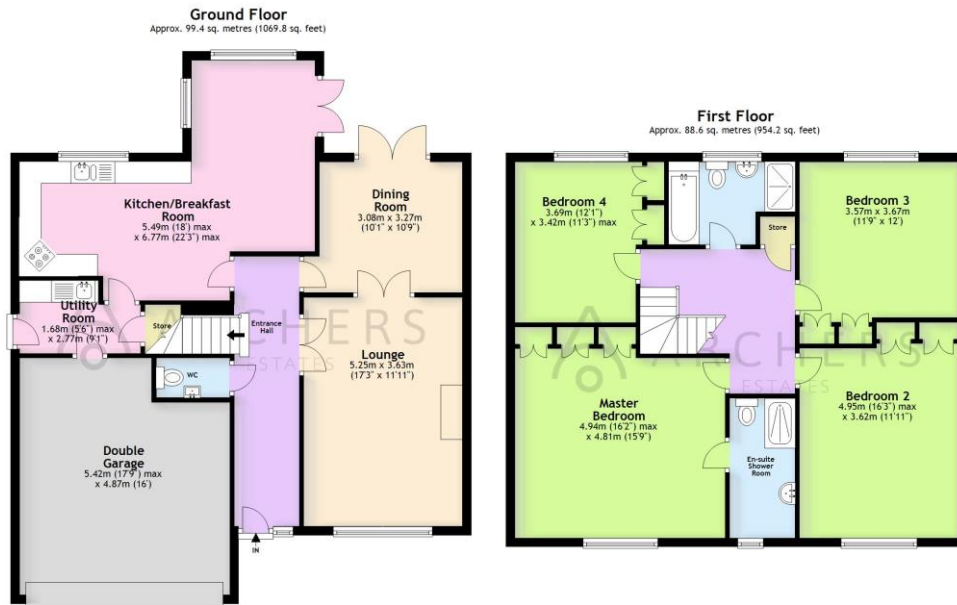
TENURE

We have been informed the property is of Freehold tenure, with a communal service charge to cover for the estates green spaces of approximately £150 per annum.

VIEWINGS

Viewings are strictly by appointment. Please contact our office to arrange a visit.





Total area: approx. 188.0 sq. metres (2024.0 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 PlanIt3D.

1 HARLECH GREEN, SHEFFIELD

EPC RATING D



Archers Estate Agents Ltd 41 Sandygate Road, Crosspool, Sheffield S10 5NG
 T: 0114 268 3833 E: info@archerstates.co.uk www.archerstates.co.uk
 Registered in England No. 5630937

