



⊕ LD R⊕ SE
GARDENS



ADVENTURE AWAITS

It is time to indulge in the rural majesty of South Yorkshire & beyond. The vibrant and welcoming landscape of this picture-perfect countryside will undoubtedly capture your imagination. Explore the peaks, the lakes, the rolling hillside and the lively communities at its heart.

Old Rose Gardens offers an abundance of green space, but there is so much more to enjoy than the scenery. The myriad of convenient connections across the region gives you near limitless potential to seek adventure around your new home. The convenience of the nearby M1 junction, Chapeltown Train Station and the countless bus routes all make travel a breeze. This opens access to so many wonderful attractions across the region, from Sheffield City to the Fox Valley Retail Village, Tankersley Golf Course to the spectacular Wentworth Woodhouse. High Green itself has a wealth of culture and history, with an outstanding community spirit. Incredible organisations like 'High Green In Bloom' keep the gorgeous parks full of life, while local sporting venues, dining and entertainment are sure to keep you busy.

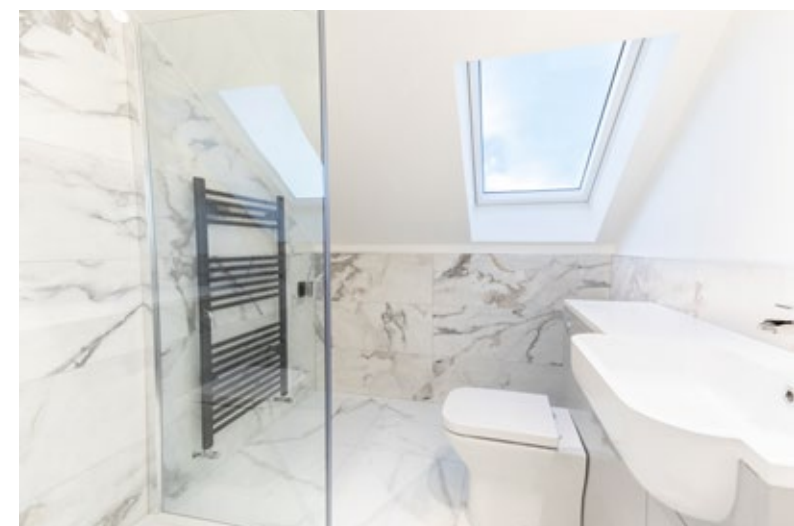


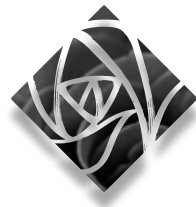


OLD ROSE GARDENS

Our superb new development in High Green stands proudly on the cusp of the peaks. Occupying an ideal position for work and leisure and finished with all the modern trimmings of a stunning new build, these impressive family homes offer a tremendous way of life. Luxury is the order of the day, as every element of these majestic homes has been tailored to create a truly magical atmosphere. They are built around an exceptional living space, an open plan environment spanning the full length of the home. These impressive habitats offer colossal potential for a myriad of lifestyles. The extensive ground floor boasts the immense living space, a separate front porch, a downstairs WC and folding patio doors leading out into the excellent tiered garden. Upstairs there are two floors containing three generous bedrooms, a smart office, a family bathroom and even an en suite shower room.

The innate practicality of these stunning new homes is present in every room. No expense has been spared in ensuring they are modern engaging environments with the technology you demand at your fingertips. In Old Rose Gardens you will find underfloor heating on the ground floor, an electric vehicle charging point on the double length driveway, CCTV + floodlight security and even internal wiring for clutter free entertainment set-ups in every room.





SPECIFICATION

INTERNAL FEATURES

- Abundant Spotlights and Pendant Lighting Throughout
- Carpet or Light Oak Flooring Across the Ground Floor
- Kitchen Flooring Customisable from the Curated Selection of Tiling, Carpet or Light Oak
- Kitchen Units and Worktops Customisable from the Curated Selection
- Plumbing for a Washing Machine
- Family Bathroom and En Suite Floor & Wall Tiling Customisable from the Curated Selection
- Family Bathroom P-Shaped Bath / Shower
- En Suite Separate Shower Unit

EXTERNAL FEATURES

- Garden Upper Tier: Low-Maintenance Artificial Turf
- Garden Lower Tier: Natural Turf
- Double Length Driveway
- External Lighting
- External Storage Area Underneath Stairs
- Solar Frames Doors & Windows
- High Security Anti-Snap Locks



APPLIANCES

- 3-in-1 Instant Hot Water Tap (up to 98°C)
- Stainless Steel 1.5 Bowl Sink
- Integrated Dishwasher
- Integrated 70/30 Fridge Freezer
- Extractor Hood
- High Capacity Electric Fan Oven
- Integrated Microwave Oven and Grill
- 4-Zone Induction Hob
- Wine Cooler



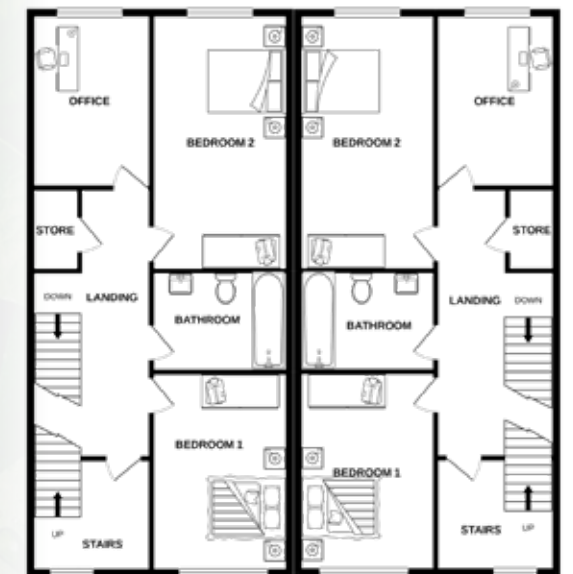
ELECTRICAL

- Underfloor Heating in Lounge and Kitchen
- Combi Boiler
- 4 CCTV Cameras (2 Front Facing & 2 Rear Facing)
- TV Socket in Every Room
- HDMI Internal Wiring in Every Room
- Electric Charging Point for all Electric Vehicles to the Front

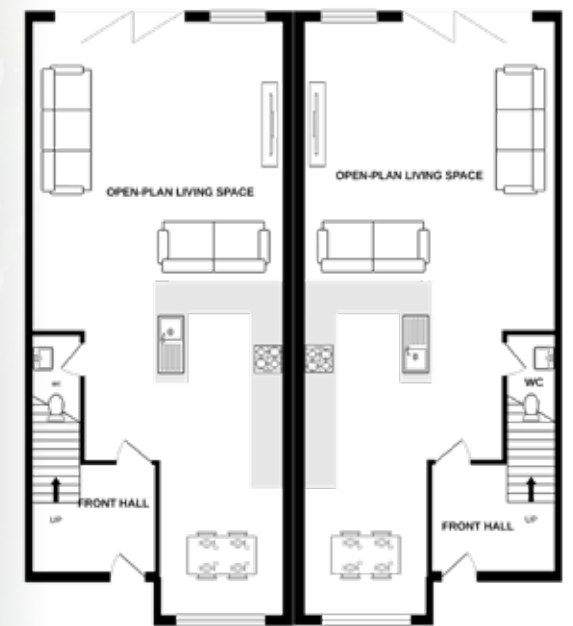
2ND FLOOR



1ST FLOOR



GROUND FLOOR





SECURE YOUR DREAM HOME

OLD ROSE GARDENS
250 THOMPSON HILL
HIGH GREEN
SHEFFIELD
S35 4JW

available **exclusively** from

 **morfittsmith**



The MorfittSmith Building,
67 Middlewood Road,
Sheffield, S6 4GX



0114 232 1764



www.morfittsmith.co.uk



newhomes@morfittsmith.co.uk



@morfittsmith



MorfittSmith Estate & Letting Agent



@morfittsmith

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. Floor plans 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.