

EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS



High Trees, 52 Common Lane, Bents Green, Sheffield, South Yorkshire, S11 7TG

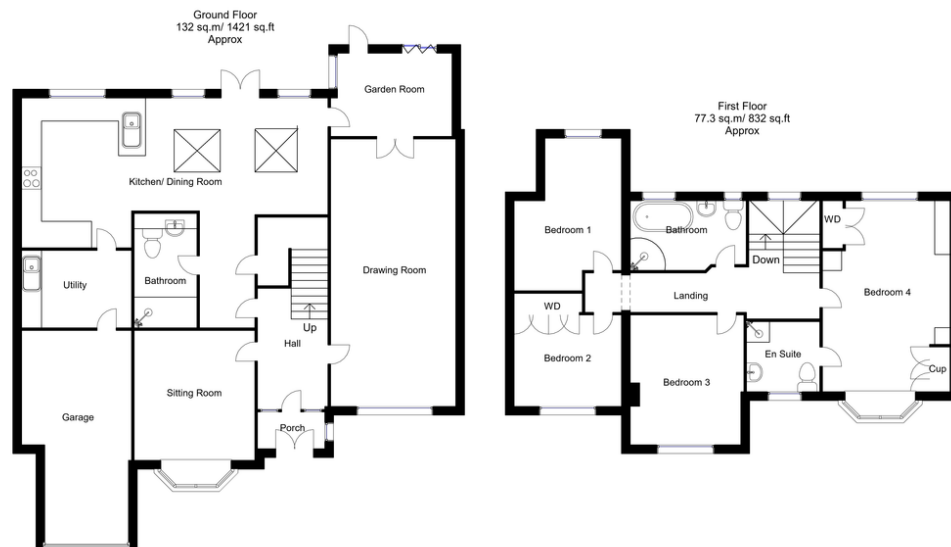
52 Common Lane, Bents Green, S11 7TG

Situated in this very desirable locality on the edge of the beautiful surrounding countryside and yet also conveniently only a short walk away from the comprehensive amenities found in the heart of Bents Green and 15 mins in the car gets you into the city centre. This gorgeous and extended 1930's property enjoys an east to west orientation and enjoys an almost rural feel backing onto playing fields and overlooking farmland to the front. The stunning, open plan kitchen occupies the majority of the full width rear extension and certainly provides the wow factor to this splendid family home. When you combine this lovely space with a generously proportioned sitting room, 4 double bedrooms and two further versatile reception areas you get a rather special home indeed. The area is popular with the family market due to the close proximity of the highly regarded local schools and the opportunities to get away from it all via the walks around The Mayfield Valley and Porter Clough.

- Four double bedrooms all having lovely views
- Three bathrooms including an ensuite to the master bedroom and a ground floor shower room
- Large sitting room with wood burning stove on a dressed stone surround
- Versatile second reception room with bay window (currently utilised as a study)
- Garden room with bi-folding doors to the garden
- Large living kitchen with granite work tops and a lovely view over the garden and playing fields
- Utility room leading through to the integrated single garage which has an electric door
- Block paved off road parking
- Timber double glazing and gas central heating including areas of under floor heating
- Lovely mature gardens with a summerhouse situated at the bottom of the rear garden







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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