





## Church View, Wadsley Park Village, S6 1TY

Offers In Region Of £400,000

🛏 4 🚿 3 🛋 2





## Why We Love It

The location of Church View is truly outstanding, with fantastic key road access, excellent public transport links, and proximity to a wealth of amenities. Nature enthusiasts will appreciate the nearby green spaces, including Loxley, Hillsborough Park, Rivelin Valley, and the Peak District, all within easy reach.

## Why You'll Love It

The ground floor unfolds with a sense of spaciousness, featuring a grand lounge that sets the tone for comfortable living. Going through to the expansive kitchen diner really steals the spotlight with its white tile floor and sleek modern features, creating a visually impressive and functional space for culinary enthusiasts and entertaining guests. Next to the kitchen is a utility room for added convenience. The downstairs washroom adds practicality, complemented by under stairs storage for organizational ease. Finishing off the floorplan is a very versatile room which could be a suitable for use as another bedroom, dining room or office which adds flexibility to the floor plan of this home.

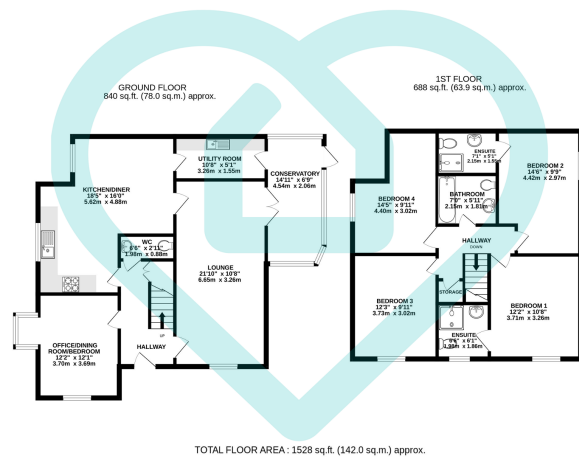
Adding another touch of elegance to the property, a conservatory sits to the rear, accessible from both the lounge and the utility room, providing a delightful space to enjoy the views of the well-maintained garden.

Ascending the stairs, the upper floor unveils four generously sized double bedrooms, two of which boast en-suite facilities, offering both comfort and privacy. The family 3-piece bathroom suite adds further convenience, while an additional storage cupboard on the landing caters to practical storage needs.

The back garden is both spacious and inviting, featuring a grass area and a patio—a perfect setting for outdoor seating and enjoyment. The property lives up to its name, providing a picturesque view of the nearby church. The practicality of a drive and a double detached garage enhances the overall convenience.

In summary, Church View is not just a home; it's a sophisticated residence that effortlessly combines spacious living, modern

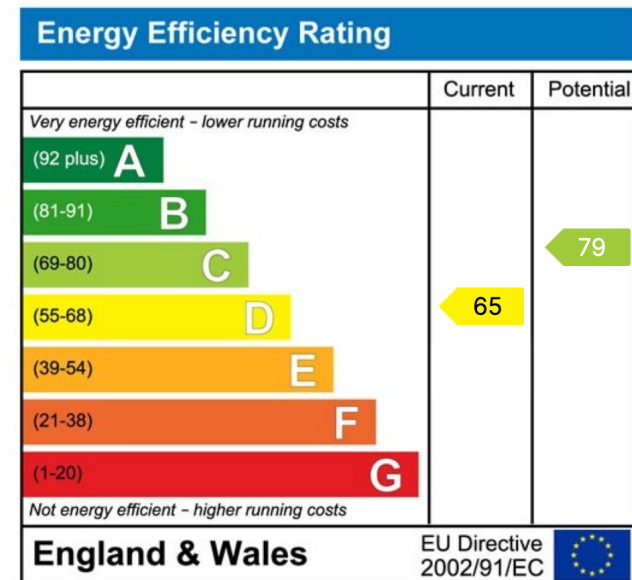




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Plenty of Local Schools
- Key Road Access
- Detached Double Garage With Drive
- Well Connected Location
- Attractive and Well Kept Front and Rear Gardens
- Stunning Kitchen/Diner
- Versatile Dining room/Study Room
- 4/5 Double Bedrooms
- Large Living Space
- Immaculately Presented



## Sales | Lettings | New Homes

VAT Reg Number: 191 3588 84  
 Company Reg Number: 08610489  
 Company Reg Address: 67 Middlewood Road, Hillsborough, Sheffield, S6 4GX.

The MorfittSmith Building  
 67 Middlewood Road  
 Hillsborough  
 Sheffield  
 S6 4GX

## Get in touch - arrange an appointment



0114 232 1764  
 sales@morfittsmith.co.uk  
 lettings@morfittsmith.co.uk  
 newhomes@morfittsmith.co.uk  
 www.morfittsmith.co.uk



@MorfittSmith  
 @MorfittSmith  
 MorfittSmith  
 Estate & Letting Agent