











## 116 Hemper Lane

Greenhill • Sheffield • S8 7FE

Guide Price £375,000 to £400,000

An attractive 3 bedroom semi detached property set in an excellent plot in this sought after area with excellent amenities. Updated by the current owners to create a lovely family home with a superb open plan dining kitchen and a versatile converted garage which provides home work space, family garden room or occasional bedroom for visitors. A front facing composite door opens into a reception hallway which has a useful storage cupboard. The living room has a large bay window and a coal effect gas fire providing a lovely focal feature of the room. The open plan kitchen/dining room is well fitted with a range of stylish wall and base units complemented by a white quartz work surface, there is space for a range cooker, washing machine and fridge/freezer with an integrated dishwasher. Within one of the wall units is the Ideal gas fired combination boiler. The dining area has ample space for a family dining table and French doors opening to the patio. On the 1st floor are three very well proportioned bedrooms, with the main bedroom having fitted wardrobes, there is a bathroom fitted with a suite in white comprising bath, separate shower cubicle, wash hand basin and w.c. Outside the property is well set back from the road with a front garden laid to lawn and a driveway providing ample off road parking. To the rear is a superb family garden with a large Indian sandstone patio providing sitting out and entertaining space, with steps leading up to a level lawn area and further area beyond behind a fence. Excellent privacy is offered by mature shrubs and trees. The garden studio is a very versatile space with French doors opening into the living area and a run of base units with work surface and sink. A door opens into a shower room with attractively tiled shower cubicle, w.c and wash hand basin. Freehold.



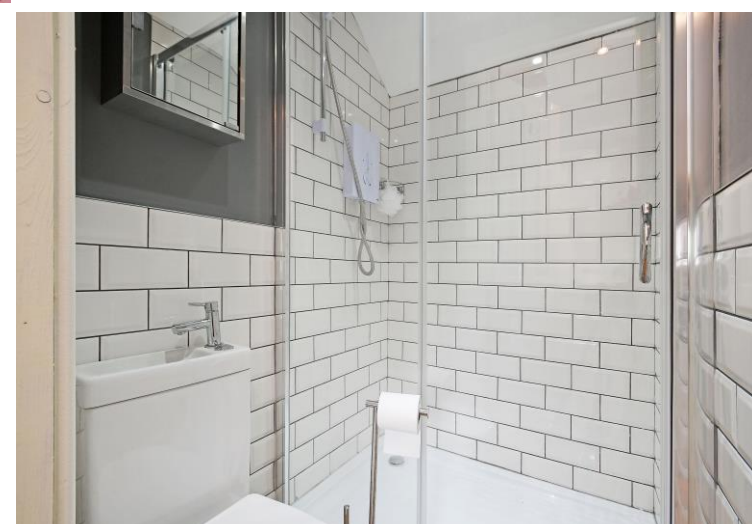






- Attractive 3 Bedroom Semi Detached
- Superb Open Plan Kitchen/Diner
- Large Garden To Front And Rear
- Versatile Converted Garage
- Gas Central Heating

- UPVC Double Glazing
- Popular Location With Amenities
- Viewing Essential
- Freehold
- EPC - tbc





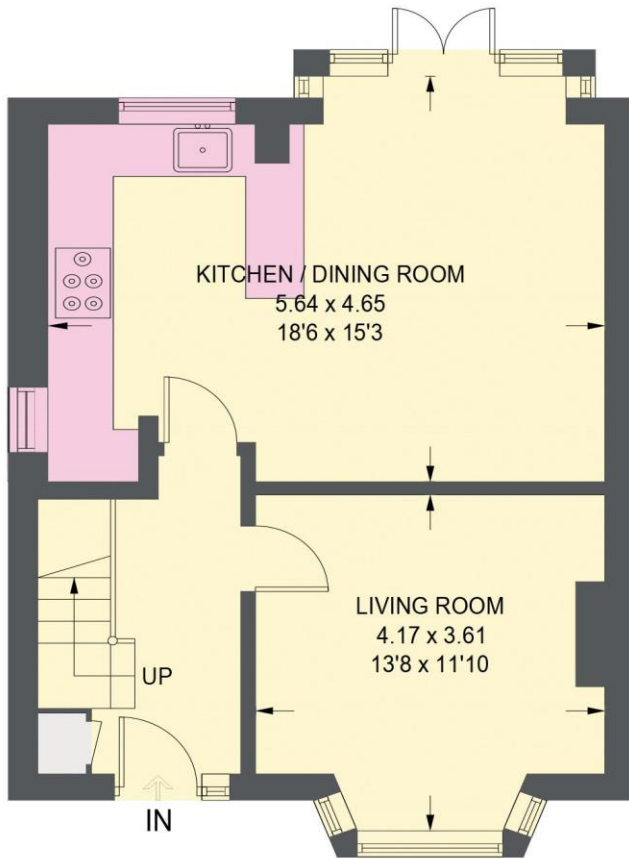


# 116 HEMPER LANE

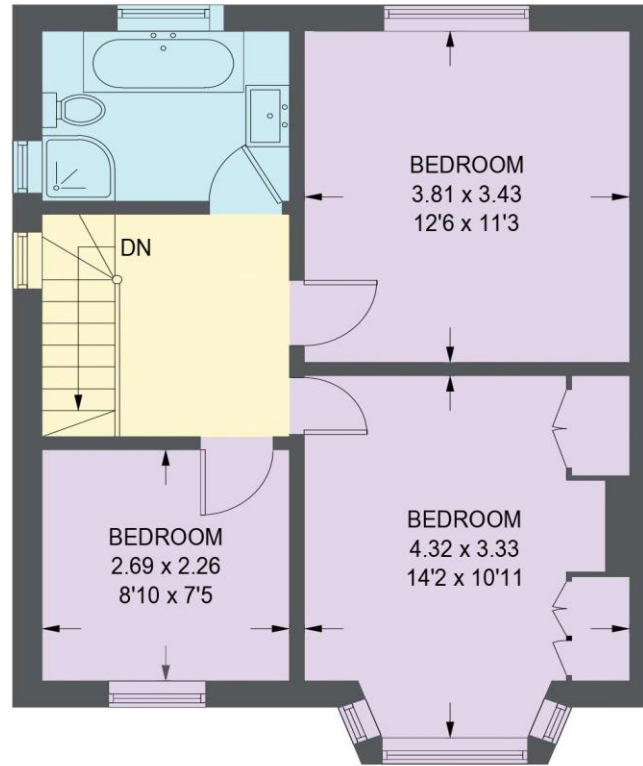
APPROXIMATE GROSS INTERNAL AREA = 92.4 SQ M / 994 SQ FT

GARAGE = 15.4 SQ M / 166 SQ FT

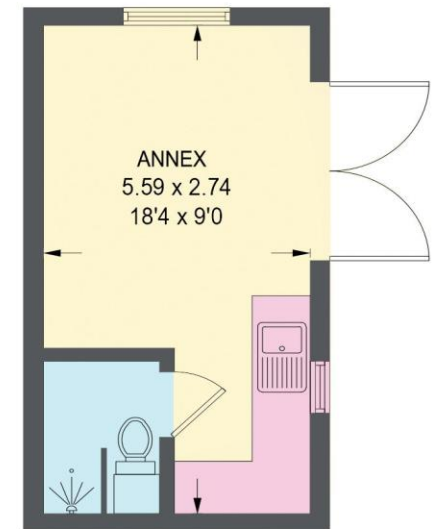
TOTAL = 107.8 SQ M / 1160 SQ FT



**GROUND FLOOR = 46.2 SQ M / 497 SQ FT**



**FIRST FLOOR = 46.2 SQ M / 497 SQ FT**



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.





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