



302 Millhouses Lane, Ecclesall, Sheffield, S11 9JB

Saxton Mee

# 302 Millhouses Lane

## Ecclesall

Guide Price

# £600,000

GUIDE PRICE: £600,000-£625,000

An Exceptional Five-Bedroom Semi-Detached Property in Millhouses

Located in the highly sought-after area of Millhouses, this substantial and charming five-bedroom semi-detached home offers a wealth of space and character, spread across four expansive floors. Ideal for family living, this property provides generous accommodation with plenty of natural light throughout.

Upon entering, you are greeted by a grand hallway with a beautiful staircase leading up to the first floor. The ground floor features a spacious living room with a large bay window that fills the room with natural light. The dining room, which overlooks the lovely rear garden, is accessed from the hallway and offers a wonderful space for family meals. The kitchen is also on this floor and opens directly onto the garden, making it ideal for outdoor dining. There is also access to a spacious cellar from the hallway.

The first floor comprises two well-proportioned double bedrooms, with one offering an en-suite shower room. There is also a large family bathroom.

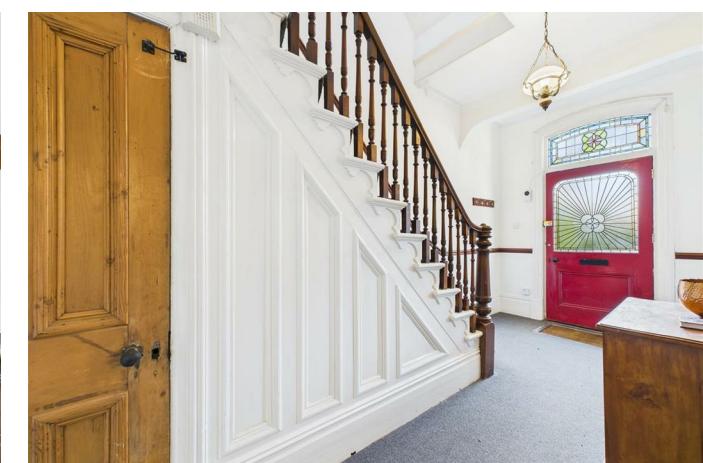
The second floor features three further bedrooms, providing ample space for family or guests. An additional study room at the front of the property offers versatility, perfect for a home office or hobby space.

At the rear of the property, you'll find a beautifully levelled garden, which is mainly lawned and includes a patio seating area—a perfect spot for enjoying the outdoors. There is also a single garage, providing additional storage space.

This property is ideally located close to a wide range of local amenities and highly regarded schools, making it an excellent choice for families. Offered for sale with no onward chain, early viewings are highly recommended to avoid missing out on this rare opportunity. Call now to arrange a viewing!



- Substantial and Stunning Five Bedroom Semi-Detached Family Home
- Located in the highly sought-after Location of Millhouses
- Close to an Array of Amenities, Desirable Local Schools and Lush Green Spaces
- Offered For Sale With No Onward Chain
- Beautiful Level Garden at the Rear
- Garage
- En-Suite to the Master Bedroom
- Cellars for extra Storage
- Early Viewings Recommended to Avoid Missing out on such a Beautiful Property





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Approximate total area<sup>(1)</sup>

1957.52 ft<sup>2</sup>  
181.86 m<sup>2</sup>

Reduced headroom  
139.53 ft<sup>2</sup>  
12.96 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Banner Cross  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

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