



Thompson Hill, High Green, S35

Asking Price £425,000

- FREEHOLD
- SOUGHT AFTER LOCATION
- LARGE PRIVATE REAR GARDEN
- COUNCIL TAX BAND E £2,920
- VIEWING ESSENTIAL
- DOUBLE GARAGE AND OFF ROAD PARKING FOR MULTIPLE VEHICLES
- GENEROUS SIZED LOUNGE
- FOUR BEDROOM DETACHED FAMILY HOME
- LANDSCAPED FRONT GARDEN
- GORGEOUS VIEWS

Thompson Hill, High Green, S35

**** VIEWING ESSENTIAL ** FREEHOLD **** Nestled in the sought-after area of High Green, this impressive detached family home offers generous living space and stunning outdoor areas. Boasting four double bedrooms – including a primary suite with an ensuite shower room – the property also features a spacious lounge, formal dining room, open-plan kitchen/dining area, and a bright conservatory. Outside, the home benefits from a double garage, off-road parking for multiple vehicles, a beautifully landscaped front garden with stable views, and a large, private rear garden perfect for families or entertaining. This well-appointed home is ideal for those seeking space, comfort and a scenic semi-rural setting.



Council Tax Band: E



ENTRANCE HALLWAY

A part obscure glazed entrance door leads into this welcoming entrance hallway, with; Wood effect flooring; Ceiling light point; Central heating radiator; Part glazed door into the formal dining room; Solid doors to the lounge, kitchen dining room, downstairs wc, under stair storage cupboard and a storage cupboard which houses the boiler and has a central heating radiator;

LOUNGE

This generously sized and naturally bright lounge provides a warm and inviting setting, complete with; A decorative fireplace featuring a brickwork surround and inset spotlights; A large uPVC double-glazed window to the front elevation which allows ample natural light to flow in; Carpet flooring; Ceiling light point; Central heating radiator;

OPENPLAN KITCHEN DINING ROOM

This bright and airy open-plan kitchen and dining room enjoys an abundance of natural light from uPVC double-glazed windows to both the front and rear aspects. It is fitted with a generous selection of wood-effect wall, base, and drawer units, complemented by black roll-top work surfaces and under-unit lighting. Additional features include; part-tiled walls; One and a half sinks with drainer and mixer tap; Space for a range cooker with extractor hood above; Room for an upright fridge freezer. The space is enhanced by; Tiled flooring; Two ceiling light points; A central heating radiator; Space for a dining table and chairs; A solid door provides internal access to the garage.

FORMAL DINING ROOM

Comprising of; Decorative fireplace; Ceiling light point; Central heating radiator; Space for a dining table and chairs; Wood effect flooring; Double doors into the conservatory;

CONSERVATORY

A sunlit conservatory with; uPVC double-glazed windows to three aspects; A glazed entrance door leading to the rear garden; Carpet flooring;

DOWNSTAIRS WC

With; WC: Wash basin; Obscure glazed uPVC double glazed window to the rear elevation; Ceiling light point; Wood effect flooring;

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE

This generously sized and beautifully presented primary bedroom features; Built in wardrobe storage along one wall; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

EN SUITE SHOWER ROOM

Having; WC; Wash basin set into vanity storage unit; Corner shower enclosure with wall mounted shower and screen doors; uPVC double glazed window to the front elevation; Fully tiled walls and flooring; Ceiling light point; Vertical heated towel rail;

BEDROOM TWO

A further spacious double bedroom with; uPVC double glazed windows to the rear and side elevation; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM THREE

Double bedroom three has; uPVC double glazed window to the rear elevation; Solid door to built in wardrobe storage; Carpet flooring; Ceiling light point; Central heating radiator;

BEDROOM FOUR

With; Built in wardrobe storage; uPVC double glazed window to the front elevation; Carpet flooring; Ceiling light point; Central heating radiator;

FAMILY BATHROOM

Good size family bathroom with; WC; Wash basin; Wall mounted mirror; Freestanding bath with hand held shower attachment; uPVC obscure double glazed window to the rear elevation; Corner shower enclosure with overhead shower and handle shower attachment with screen doors; Fully tiled walls and flooring; Recessed ceiling spotlights; Extractor fan; Vertical heated towel rail;

FIRST FLOOR LANDING AND STAIRS

Having; Carpet flooring; Central heating radiator; Ceiling light point; Loft hatch access, with pull down ladder, lighting and is part boarded; Solid doors to the four bedrooms and the family bathroom;

GARAGE

Having; Space and plumbing for a washing machine and dishwasher; Power and lighting; Two electric Roller doors; Vehicle inspection pit;

FRONT GARDEN

The property is approached via an impressive and elegant driveway, offering an immediate sense of space and distinction. The large drive provides extensive off-road parking for multiple vehicles and creates a striking entrance from the road. On either side of the driveway lie well-kept lawn areas, beautifully framed by a variety of mature trees, carefully maintained shrubs, and vibrant planting—reflecting the exceptional care and attention given by the current owners over the years. The thoughtfully landscaped front garden not only enhances the property's curb appeal but also offers a sense of privacy and tranquillity. A combination of established hedging

and a charming stone wall borders the garden, further elevating the overall aesthetic and creating a truly welcoming first impression.

REAR GARDEN

This impressive garden is ideal for entertaining and offers a beautiful, picturesque outdoor space. A convenient side entrance provides access from both sides of the property, the garden opens onto a spacious paved area—perfect for al fresco dining or social gatherings. A few gentle steps lead down to a generous lawn, bordered by mature shrubs and carefully curated planting that bursts into colour during the blooming season. Two neatly trimmed hedges divide the garden, revealing a second lawn area with additional planting and a practical storage shed. The garden is enclosed by a combination of hedges and fencing, providing both privacy and charm.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.

2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.

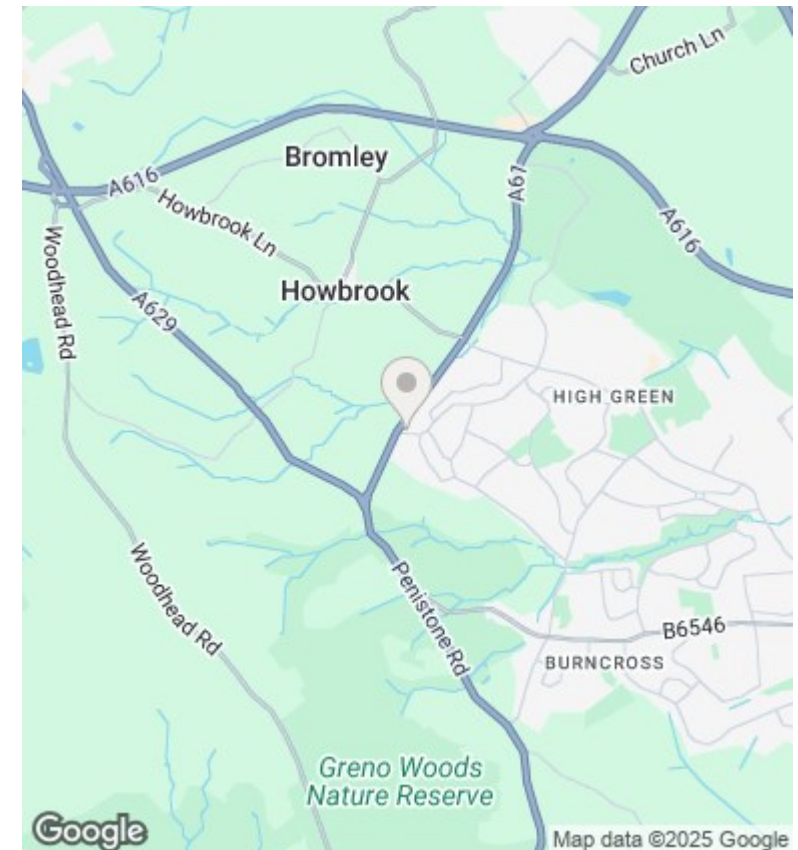
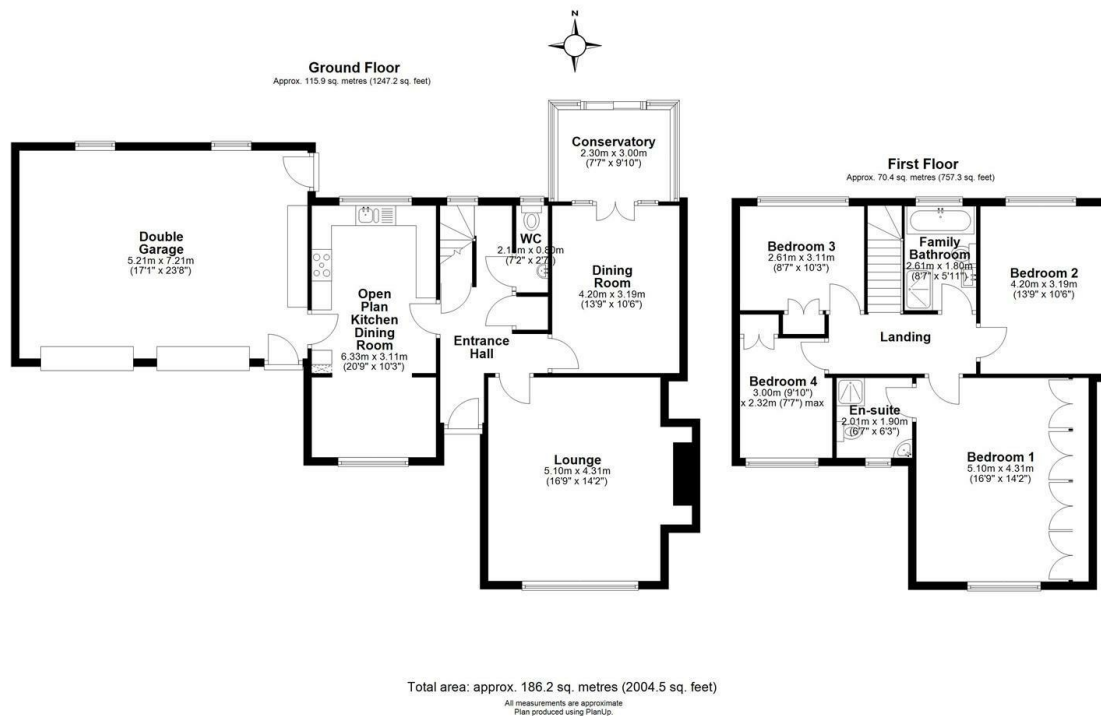
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4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.

5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.







Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		