



The Croft Harthill Sheffield S26 7YH
Price £206,500

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**** FIRST HOME SCHEME AVAILABLE ** FULL MARKET VALUE £295,000 ****
This charming, two-bedroom home is perfect for family living. From the entrance hall, you'll find yourself connected to a spacious lounge and a generous kitchen diner with space for hosting and folding doors to the garden. Plus you'll also enjoy ample storage space and a W/C. The first floor of the property hosts two double bedrooms, one with ensuite and a family bathroom

The Croft is an exclusive development of 2, 3, 4 & 5 bedroom homes, beautifully finished to exquisite specifications. As with any Newett Homes development, the design and features at The Croft are inspired by the way people live their lives. We build homes that function as beautifully as they look, creating the very best backdrop for a lifetime of treasured memories. There's something special about Newett Homes, and you can feel it the second you walk through the door.

With its stunning collection of 2, 3, 4 & 5 bedroom family homes, The Croft has a home that's right for every kind of homeowner. Newett Homes is renowned for designing fine street scenes and The Croft doesn't disappoint. But our commitment to quality is much more than skin deep. Behind every attractive façade is a thoughtfully-designed and beautifully-finished interior. Imaginative use of space and practical features come as standard; clever storage, ample bathrooms, en-suites and flexible family-friendly kitchen/diner areas with energy-efficient high specification appliances.

- FIRST HOME SCHEME AVAILABLE
- 30% DISCOUNT ON FULL MARKET VALUE OF £345,000
- DETACHED HOME
- TWO PARKING SPACES
- OPEN PLAN KITCHEN DINER
- MASTER BEDROOM WITH EN-SUITE
- BRAND NEW DEVELOPMENT





DISCLAIMER

Images used are of a similar property and may show an upgraded specification, therefore images are for illustration purpose only. For more details on an individual home's specification, please speak with your sales consultant.

FIRST HOMES SCHEME

First Homes is an exciting new Government scheme aimed at helping more people onto the property ladder. Through the scheme, selected new build homes are offered to first-time buyers at a discount of at least 30% of the market value, with priority given to local people and key workers. Plot 16's full market value is £295,000 but is available to purchase with First Homes at £206,500.

OUTSIDE

Off road parking to the front with lawn and a path to the front facing entrance door. To the rear is a full enclosed garden, mainly laid to lawn with patio from the French doors leading off the dining area.

LOCATION

The property has good access to the amenities of Harthill including public houses, shops and local schooling. The M1/M18 motorway networks and the A57 are easily accessible from the property and provide transport links to Sheffield, Rotherham, Worksop, Nottingham and Leeds. The Rother Valley Country Park, Harthill Reservoir and Gulliver's Valley are also a short drive away.

VALUER

Lewis T. Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

GROUND FLOOR



FIRST FLOOR



OVERALL AREA

82.8 M2

891 SQ FT

PLOTS

15 & 16

Whilst these floor plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. CGI's are also indicative, external finishes and features may vary.

GROUND FLOOR	METRIC (M)	IMPERIAL
Kitchen & Dining Room	4.92 x 4.16	16'2" x 13'8"
Lounge	4.14 x 2.91	13'7" x 9'7"
W.C	1.87 x 0.85	6'2" x 2'10"
FIRST FLOOR		
Master Bedroom	3.62 x 2.93	9'8" x 8'11"
En-suite	1.89 x 1.82	6'3" x 6'0"
Bedroom 2	4.93 x 3.36	11'1" x 9'1"
Bathroom	2.14 x 1.90	7'0" x 6'3"

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Stocksbridge

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