



Spencer.

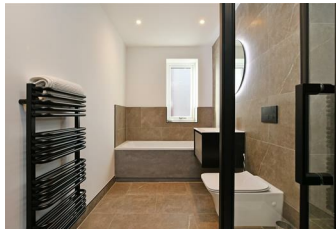
48, Marsh House Road, Ecclesall, S11 9SP

Buy —

A superb semi detached house in Ecclesall with excellent energy efficiency and superb styling

— from *Spencers.*

- A new semi detached house built in 2023
- Excellent energy efficiency and low running costs
- Underfloor heating on the ground floor
- Mechanical ventilation throughout, triple glazing, solar thermal heating
- Large main bedroom suite on the whole of the top floor
- Three further bedrooms and two bathrooms on the first floor
- Marvelous open plan living dining kitchen, separate utility room, cloakroom and WC
- Formal living room
- Level lawned garden area with garden room office pod
- Off road parking for two cars to the front



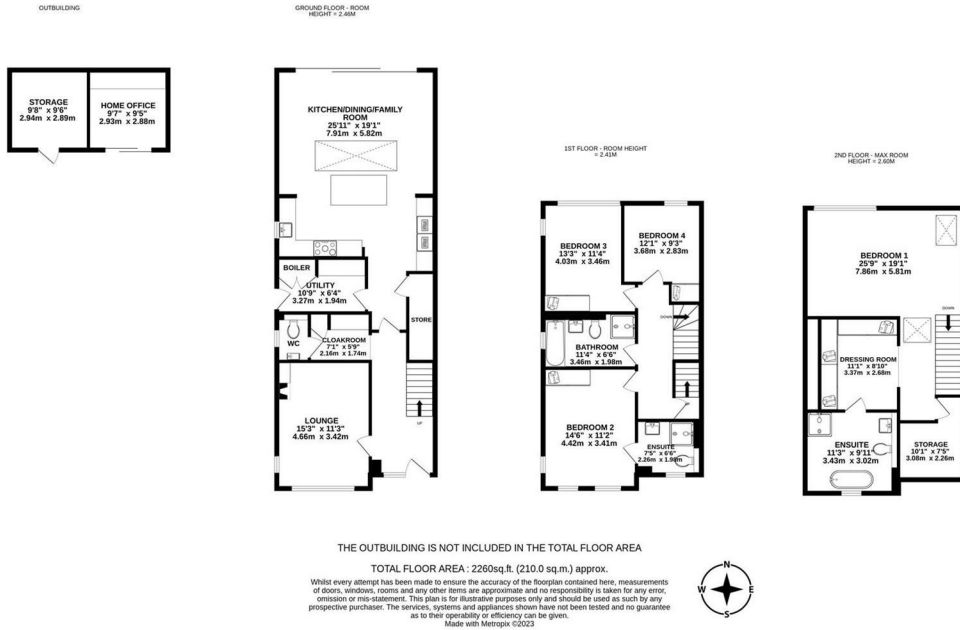
£795,000







# Floorplan



**Spencer.**

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Viewing: Via the Agents  
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