



48, Marsh House Road, Ecclesall, S11 9SP

Buy —

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



- · 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

OUTBUILDING

GROUND FLOOR - ROOM HEIGHT = 2.46M





1ST FLOOR - ROOM HEIGHT



2ND FLOOR - MAX ROOM HEIGHT = 2.60M

THE OUTBUILDING IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 22069,dt, (210.0 sq.m) approx. While very interfly take herm due to every the Accuracy of the docation contained herm, measurements of docs, window, rooms and any other items are approximate and no responsibility is taken to any error, mession or mod same. This plan is is the interfload mession and should be used as to by any prospective purchase. The should be interfload mession and the should be used as the symptoprospective purchase. The should be interfload mession and the should be used as the symptosection of the should be an experimental of the should be used and no guarantee is their copractility of reflexery can be green.



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