

**Davis  
Lund**

Hill Top Rise  
Grenoside  
Sheffield  
S35 8PD

Guide Price £425,000







## Accommodation

A lovely four double bedroom detached dormer bungalow, situated on a generous plot and located in the highly sought after hillside village of Grenoside, ideally placed for amenities and just seconds away from open countryside. This is certainly not your average bungalow, with generous proportions throughout and the outside space to match. Whilst it is sure to attract purchasers looking for a bungalow, with two large bedrooms to each floor, it could just as easily serve as a family home, as it has done previously.

Owned by the same family for over 65 years, the property has been much loved and well maintained, including many improvements in recent years. The light and airy accommodation is neutrally decorated throughout and particularly spacious, extending to approximately 1600 square foot in total.

Located in a peaceful cul-de-sac, the property offers a lovely setting, whilst also affording ease of access to shops, schools and amenities. It is sure to be of interest to a range of purchasers, not least commuters, with the M1 accessible within minutes.

On the ground floor the main entrance door leads to a spacious entrance hall. The living room is a great size, with an open staircase to the first floor and the space flows open plan into a double aspect dining/family room, enjoying stunning views over the gardens and with patio door access to the paved terrace. The modern breakfast kitchen comes fitted with an extensive range of stylish units and some integrated appliances. The rear hallway offers space for a tumble dryer, whilst also housing the boiler. Two generous double bedrooms (both with fitted wardrobes) and the well-equipped wet room complete the downstairs layout, coming fully tiled and fitted with a large walk-in shower cubicle. To the first floor there is a landing, main bedroom with storage cupboard and ensuite bathroom, plus a further large bedroom, enjoying countryside views and offering eaves storage. The property also features gas central heating and double glazing.

Externally there is a block paved driveway to the front of the property, providing parking and giving access to the single garage (5.37 x 3.11 (17'7" x 10'2")), with a side access door, power and light. There is a lawned garden to the front and gated access to the side of the bungalow, leading to the paved terrace, fitted with a retractable sun canopy and providing a lovely private space to dine and relax. Steps lead down to the fabulous lawned main garden, being well established and stocked with an array of plants, shrubs and trees, which all aid privacy.

Properties of this quality are rare to market in this sought after area and an early viewing is advised on this delightful and competitively priced home.



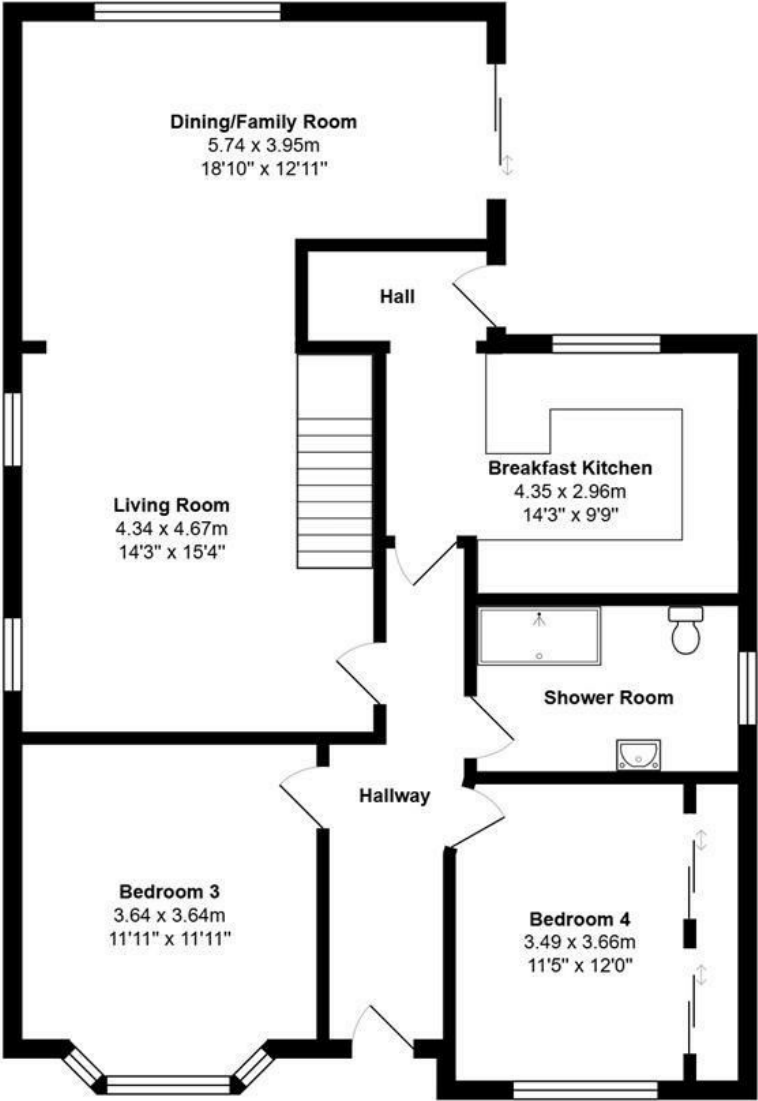




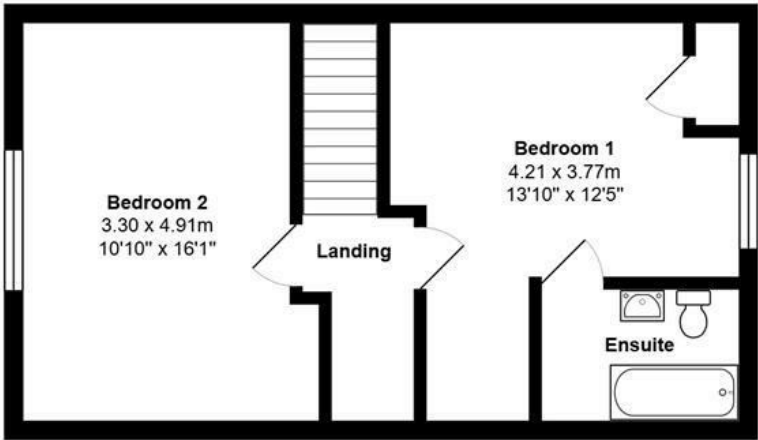




Floorplan



Ground Floor



First Floor







## EPC

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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