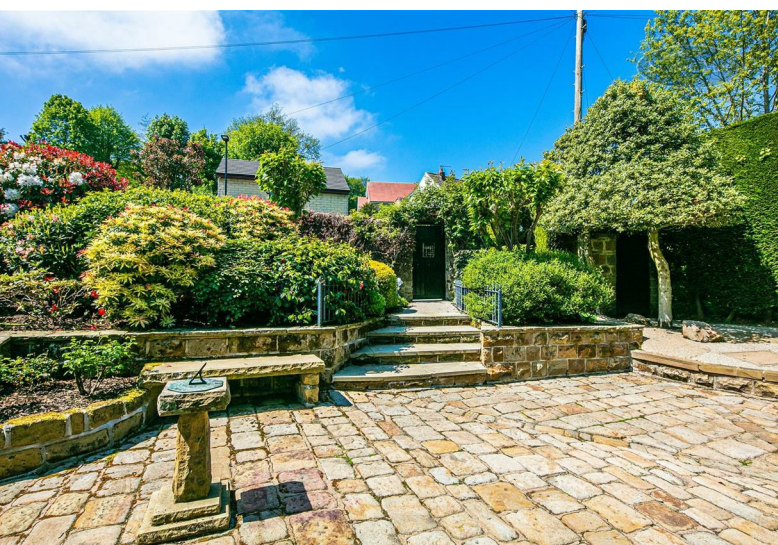




Coldwell Lane Sandygate Sheffield S10 5TL
Guide Price £500,000

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GUIDE PRICE £500,000-£550,000 **FREEHOLD** Saxton Mee are delighted to introduce for sale this most impressive, truly one of a kind, three double bedroom, two bathroom detached family home. Previously a Coach House and Stable, the property is one of the oldest in the sought after location of Sandygate. The property is set in stunning grounds and benefits from an array of original features, a double garage, self cleaning windows and gas central heating. In brief, the well presented and spacious accommodation comprises: entrance porch opens into the hall. Downstairs WC. Well proportioned lounge benefiting from an electric fire set in the feature fireplace, a stunning staircase rises to the first floor. From the lounge access into the conservatory perfect for enjoying the rear garden. From the hall access into the spacious kitchen diner having a range of wall, base and drawer units. Space for a Range Cooker. Housing for an undercounter fridge. Ample space for a dining table and chairs. Steps lead down to a further dining area with doors opening on to a patio. Separate utility room housing the boiler and with housing and plumbing for a washing machine and tumble dryer. Sun room in addition. First floor: superb master bedroom, benefiting from fitted cupboards and a window seat which enjoys the views. Two further double bedrooms, both benefiting from fitted cupboards. Spacious bathroom having a three piece suite and comprising bath, WC and wash basin. Modern shower room in addition having a white suite and comprising of double shower cubicle, WC and wash basin set in a vanity unit.

- CHARMING CHARACTERFUL HOME
- LARGE DOUBLE GARAGE
- FREEHOLD
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- PRIVATE GARDENS TO THE FRONT AND REAR
- GATED ENTRANCE





OUTSIDE

To the front is a private, walled courtyard garden with established plants and stone paving. Whilst to the rear is a private gated driveway accessed from Sandygate Grange, giving access to the large double garage having power and light with up and over door. Rear decked terrace ideal for sitting out and enjoying time with friends and family.

LOCATION

Situated within close proximity to local amenities in Crosspool centre including independent shops, restaurants, etc and having regular public transport links to the city centre and beyond. Catchment area for highly regarded, reputable local schools for both primary and secondary students.

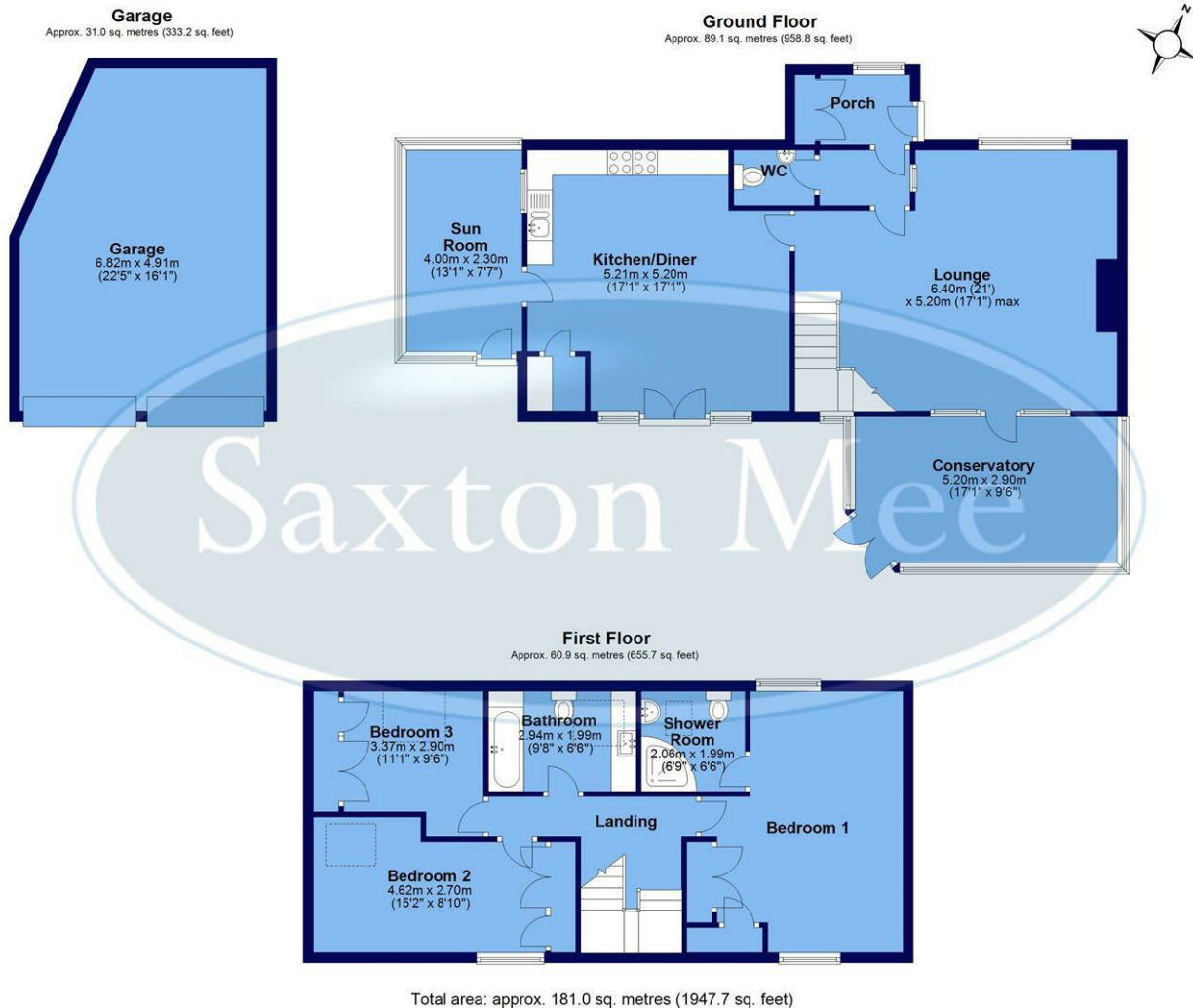
DEVELOPMENT POTENTIAL

Ideal for the discerning purchaser who has a dependent relative or teenager, planning permission has been granted Ref: 19/00714/FUL (Formerly PP-07656707) to build a one bedroom detached annexe above the double garage providing space for a relative to live within the same grounds but having their own private space.

VALUER

Lewis 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.



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