Saxton Mee

Whitley Lane Grenoside Sheffield S35 8RP
Price Guide £600,000

St Luke's
Sheffield's Hospice

Whitley Lane

Sheffield S35 8RP

Price Guide £600,000

GUIDE PRICE £600,000-£625,000 * FREEHOLD * SOUTH FACING GARDEN * APPROX 2000 SQUARE FOOT * Viewing is essential to appreciate the accommodation on offer of this individually built and extended three/four bedroom detached property situated on an admirable plot surrounded by lovely gardens and benefits from an electric gated driveway providing off-road parking and uPVC double glazing. The property is positioned on a highly sought-after road in an idyllic setting on the outskirts of Grenoside.

With a host of original features, the well presented living accommodation comprises front uPVC door which opens into the entrance hall. There is a cloak room with storage cupboard and further under stair storage cupboards. Access into the lounge, dining room, a bedroom, the garden room and the downstairs shower room. The lounge to the front has a lovely bay window allowing natural light, while the focal point of the room is the cast iron multi fuel stove set in a stone surround and hearth, this versatile room could be used as a four bedroom. The dining room has a bay window and a multi fuel stove. There is lovely tiling to the floor and this continues into the kitchen. The kitchen has an array of units and contrasting granite worktops incorporate the sink and drainer. There is a Smeg Range cooker inset into the chimney breast with an extractor above along with an integrated dishwasher, fridge and microwave. There is a useful pantry off with fitted shelving. The extended garden room has an exposed stone wall, a vaulted ceiling, beams and uPVC French doors opening onto the rear garden. The master bedroom overlooks the rear and has fitted wardrobes. The modern and contemporary shower room is fully tiled and has a shower enclosure, WC and wash basin.

A staircase rises to the first floor landing which has eaves storage and access into two bedrooms. Bedroom two has fitted wardrobe and eaves access. Bedroom three has a fitted wardrobe and eaves access.

- AN INDIVIDUAL THREE/FOUR BEDROOM DETACHED HOME IN A SOUGHT-AFTER VILLAGE LOCATION ON THE OUTSKIRTS OF GRENOSIDE
- FULLY ENCLOSED PLOT SURROUNDED BY LOVELY GARDENS
- GATED DRIVEWAY
- OPEN PLAN DINING ROOM & KITCHEN
- LOUNGE & GARDEN ROOM
- MODERN SHOWER ROOM
- PRIME LOCATION WITH EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES, REPUTABLE SCHOOLS & JUST MINUTES AWAY FROM M1

OUTSIDE

Electric gates open to a good sized driveway providing off-road parking. The fully enclosed plot is surrounded by lovely gardens which include a front lawn. Access down both sides of the property where to one side you will find a workshop with electric, lighting, housing and plumbing for a washing machine and tumble dryer and space for a fridge freezer. To the rear is a patio, greenhouse and barbecue area.

LOCATION

Surrounded by picturesque countryside, this home enjoys a peaceful yet well-connected location, just a short walk from Whitley Hall, close to local amenities and schools, and only a few minutes' drive from the M1, providing easy access to Sheffield, Rotherham, and Barnsley.

MATERIAL INFORMATION

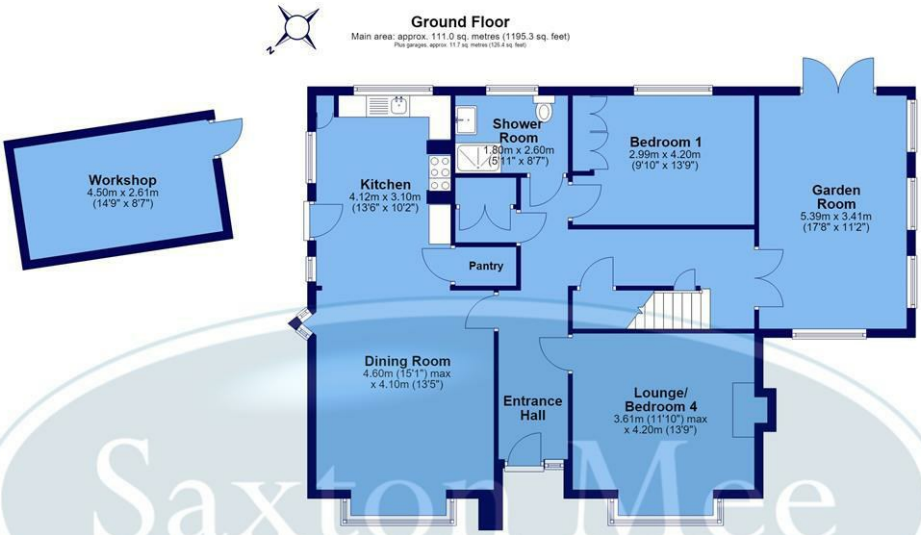
The property is Freehold and currently Council Tax Band F.

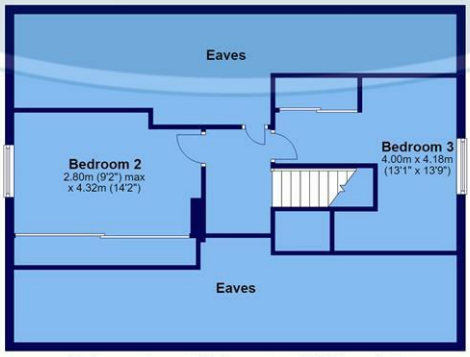
VALUER

Greg Ashmore 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.

Saxton Mee

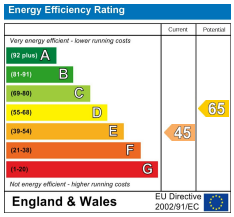


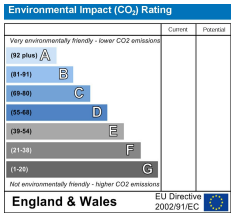


Main area: Approx. 188.3 sq. metres (2026.8 sq. feet)
Plus garages, approx. 11.7 sq. metres (126.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

Crookes 245 Crookes, Sheffield S10 1TF T: 0114 266 8365
Hillsborough 82 Middlewood Road, Sheffield S6 4HA T: 0114 231 6055
Stocksbridge 462 Manchester Road, Sheffield S36 2DU T: 0114 287 0112
www.saxtonmee.co.uk





OnTheMarket.com
St Luke's Sheffield's Hospice