



Rivelin Park Drive Rivelin Sheffield S6 5GG
Guide Price £365,000

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GUIDE PRICE £365,000-£375,000 ** FREEHOLD ** Viewing is essential to appreciate the accommodation on offer is this effectively extended, four good sized bedroom, bay fronted semi detached property which enjoys a fabulous rear garden, perfect for entertaining and benefits from a driveway providing off-road parking for three cars, an EV charging point, uPVC double glazing and gas central heating.

The spacious and well presented living accommodation comprises: enter through a front composite door into the entrance hall with an under stair storage cupboard. Access into the lounge with a large bay window and a stone windowsill, attractive Parquet flooring while the focal point is the built-in media wall with stone shelving and electric fire. The open plan kitchen/diner has a range of units with contrasting Quartz worktops which incorporates the sink with Quooker tap. Integrated appliances include a double electric oven, ceramic induction hob, fridge and freezer. There is a wood pellet burning stove, LED lighting and uPVC French doors opening to the rear garden, providing a perfect extension for indoor/outdoor dining. The utility room has electric under-floor heating, built-in cupboards, housing and plumbing for a washing machine and tumble dryer. Downstairs WC. A door then gives access to bedroom four, which is currently used as a study.

From the entrance hall, a staircase rises to the first floor landing with access into a loft space, the three good sized bedrooms and the bathroom. Two bedrooms have fitted wardrobes, the principal has a bay window perfect for enjoying the attractive views. Bedroom three has been extended. The largely extended bathroom has electric under-floor heating and a stylish four piece suite with a large walk-in shower with rainfall shower, freestanding bath, LED mirror, WC and wash basin.

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FOUR GOOD SIZED BEDROOMS
- LOUNGE WITH BAY WINDOW & MEDIA WALL
- KITCHEN/DINER, UTILITY & DOWNSTAIRS WC
- FABULOUS FOUR PIECE SUITE BATHROOM WITH LARGE WALK-IN SHOWER
- DRIVEWAY & EV CHARGING POINT
- FANTASTIC REAR GARDEN, PERFECT FOR ENTERTAINING
- AMENITIES, SCHOOLS & TRANSPORT LINKS
- EASY ACCESS TO THE CITY CENTRE & OPEN COUNTRYSIDE





OUTSIDE

A large block-paved driveway providing off-road parking three cars. The fully enclosed rear garden has a workshop with power and lighting, garden shed again with power and lighting. There is a stone flagged area, gravelled area and a covered seating area with power and lighting, a sink with hot and cold water and a barbecue area.

LOCATION

Situated in this extremely popular area of Rivelin with excellent amenities close-by. Regular public transport. Easy access to Hospitals, Universities, Sheffield City Centre and Motorway links. Beautiful country walks in the Rivelin Valley.

MATERIAL INFORMATION

The property is currently Council Tax Band C.

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.



Total area: approx. 106.8 sq. metres (1150.1 sq. feet)

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

Crookes
Hillsborough
Stocksbridge

245 Crookes, Sheffield S10 1TF
82 Middlewood Road, Sheffield S6 4HA
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365
T: 0114 231 6055
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	76
EU Directive 2002/91/EC			