

82, Sunnyvale Road, Sheffield, S17 4FB

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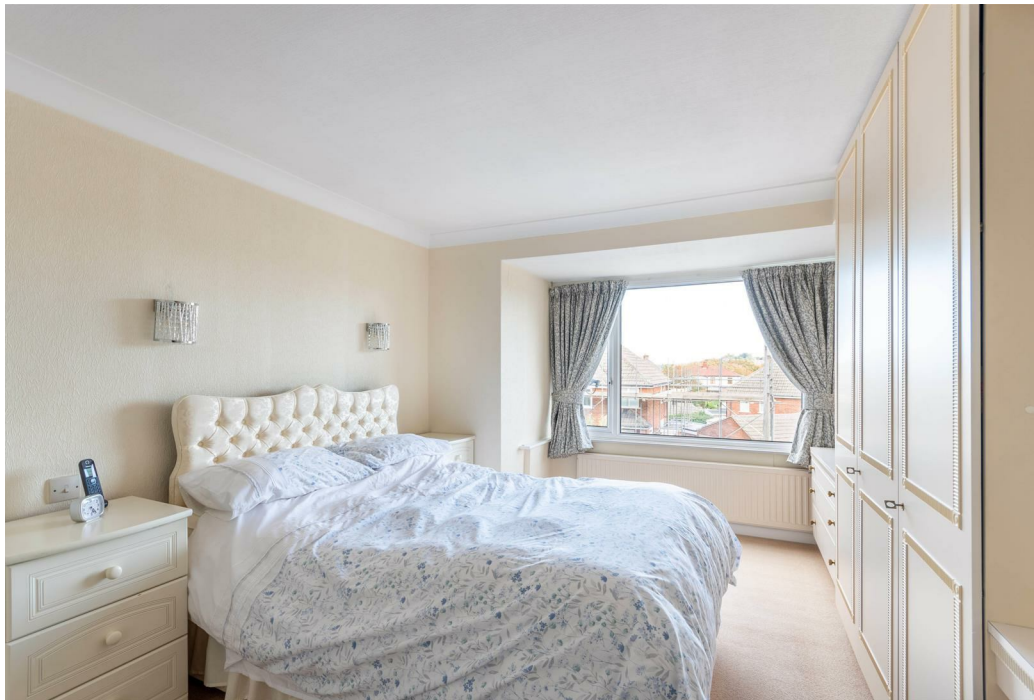
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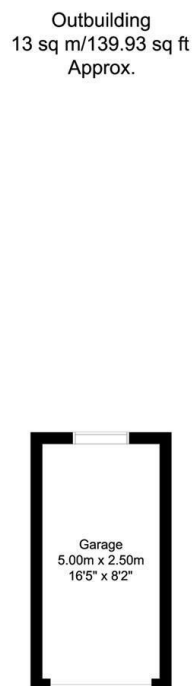
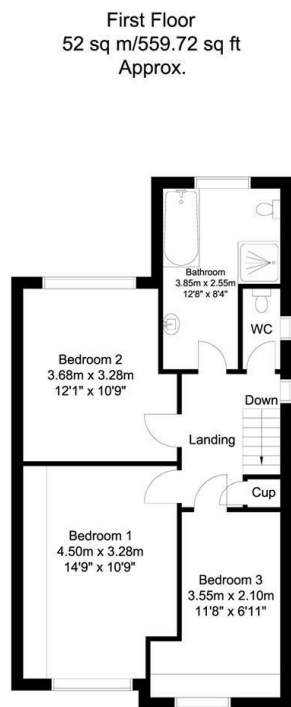
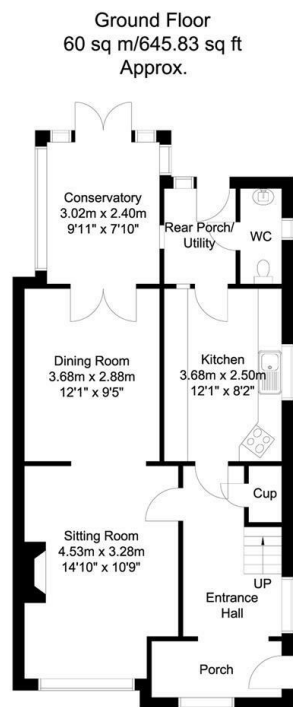
Description

A much extended and spacious property that backs onto the pretty Totley Hall Park which acts as the gateway to the beautiful walking trails found in Gillfield Woods. With two storey extensions to both the front and rear the property offers excellent proportions throughout and a range of versatile accommodation laid out over two floors including three good bedrooms and three reception areas. Totley is a very desirable neighbourhood found on the edge of the city limits, residents enjoy a close proximity to the breath-taking beauty of the surrounding countryside which can literally be explored from your front door and yet the village is also conveniently only 5 miles or so from the centre of the city which can be accessed via a short commute by bus, car or train. The family market will also appreciate the two, outstanding rated, local schools and the two local parks.

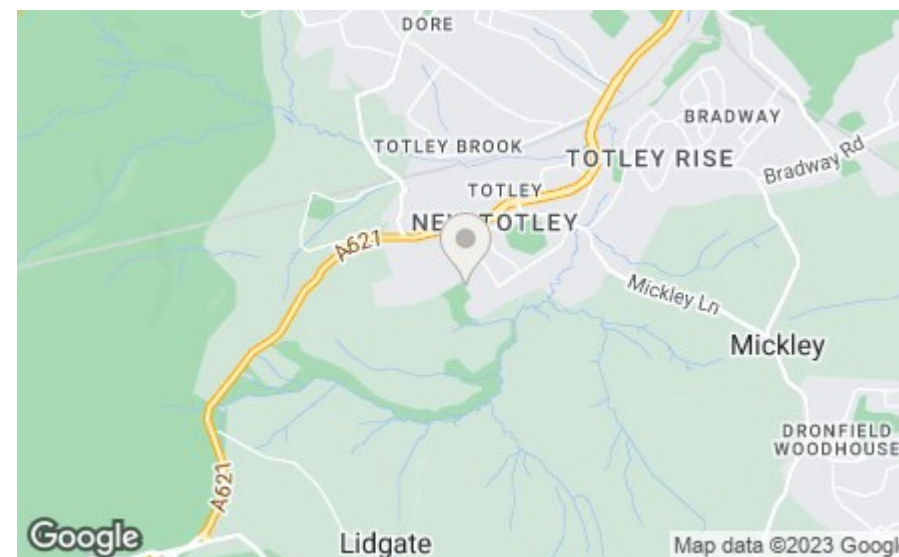
- Entrance lobby opening to a welcoming reception hall.
- Sitting room with bay window framing a lovely, open outlook down the road and up towards Bradway.
- Dining room with French windows to the garden room.
- Garden room with downlighters to the pitched roof and French windows to the garden.
- Extended breakfast kitchen with integrated appliances and access to the rear lobby and ground floor W.C.
- Three good bedrooms including a large principal bedroom at the rear commanding the fine outlook over the park.
- Large and extended family bathroom which offers the potential for an ensuite to the main bedroom (subject to regs).
- Separate first floor W.C.
- South, south westerly facing garden.
- Off road parking for at least two cars and a small garage/store at the rear.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan.. CP Property Services @2022



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