



4, Oakbrook Road, Sheffield, S11 7EA

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Description

Occupying an enviable position on this sought after road, in an elevated position and commanding a fine outlook over the top of Endcliffe Park. This gorgeous, stone fronted Edwardian villa has a range of well proportioned accommodation that is arranged over three floors, complemented by a generous basement/utility area that could perhaps be developed into additional accommodation subject to the necessary consents. This highly desirable locality, between both Bingham and Endcliffe Parks is surely one of Sheffield's most fashionable places to live; convenient for access into town along with the main city hospitals and universities and yet also within walking distance from a range of trendy bars, restaurants and cafes found in Nethergreen, Hangingwater or Ranmoor. The leafy parks not only acts as an extension to the garden but also provide opportunities for recreational pursuits and scenic walks run along the Porter Valley out towards the glorious surrounding countryside in the Mayfield Valley or down into the hip neighbourhood of Sharrowvale.

- Five double bedrooms.
- Two luxurious bath/shower rooms with elegant tiling framing the modern suites.
- Spacious breakfast kitchen with integrated appliances and access to the Chelsea style rear garden area.
- Basement utility room/store with potential for further development (subject to regs).
- Two large, interlinking reception rooms including a defined dining room and separate sitting room with bay and quality 'Stuv' multi fuel stove.
- Double garage with electric door.
- Low maintenance gardens to both the front and rear.
- Fashionable and sought after location directly opposite the top of Endcliffe Park.
- Gas central heating via a combination boiler.
- Freehold, EPC D60.







THE GARAGE AND BASEMENT ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 1755sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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