



Townhead Farm, 345 Baslow Road, Sheffield, S17 4AD

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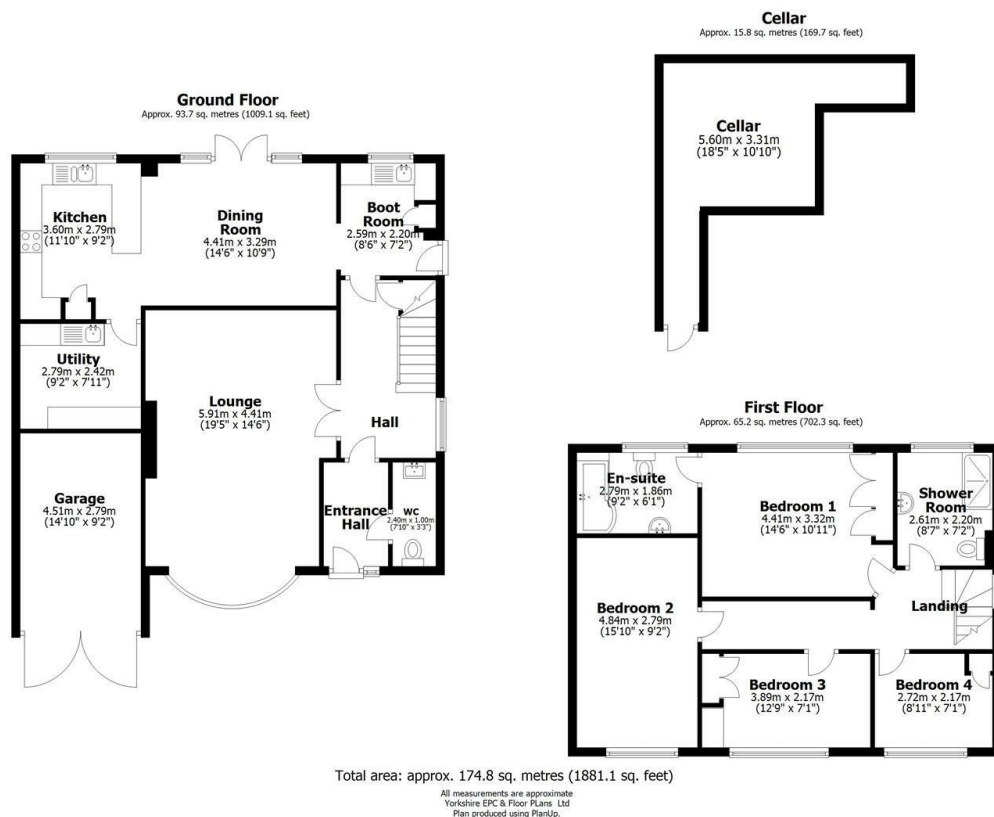
Description

Originally constructed in the 1930's and then significantly extended in the 1970's 'Town Head Farm' enjoys a superb setting in Totley Village, on the very edge of town as the city joins the beautiful and scenic surrounding countryside of The Peak District National Park. The proportions are superb throughout the two floors of accommodation and the property has modern fixtures and fittings in all the right places to complement the splendid views found on the first floor landing and the three front facing bedrooms. The modern layout is perfect for the current, fashionable way of living, boasting a large and open plan dining kitchen overlooking the garden, a spacious utility room to stay on top of numerous loads of washing, a superb principal suite with a large ensuite bathroom and plenty of off road parking to suit most peoples requirements. The property also boasts excellent eco credentials which will be sure to impress with the current rising costs of utilities, with individual thermostats allowing you to zone the modern central heating system, UPVC double glazing throughout, and sola panels helping to heat the hot water tank and also returning a not to be sniffed at £500 (approx) per annum. The location in the old part of Totley Village is also superb, residents can walk out from their doorstep through the scenic Gillfield Woods into the surrounding Blackamoor Nature Reserve or spend time in the two local parks that include a BMX track, tennis courts and basketball facilities. Local bus links can whisk you into town in under half an hour or alternatively the train services running from Dore and Totley Train Station can get commuters into the centre of Manchester in an hour or into town in approximately five minutes from where you can get further links down to London. The local pubs include the renowned Cricket Inn on Strawberry Lea Lane and both The Cross Scythes and The Crown combine to create a thriving social scene and a great night out. If sport is your thing then the S17 postcode has got you covered, Abbeydale Sports Club offers tennis, squash, hockey, cricket and rugby facilities and there is also a driving range and two challenging golf courses in Bradway. The village also boasts some of the finest schools in Sheffield with both Totley All Saints and Totley Primary being rated as 'outstanding' by Ofsted, both of which feed into King Egberts Secondary which also has the same outstanding rating making the area one of the most sought after localities for families in town.

- Four good bedrooms (three large doubles) including one that has fitted study furniture for versatility.
- Large sitting room with modern downlighters and a gas stove.
- Spacious dining kitchen offering excellent proportions, granite work tops and French windows to the garden.
- Utility room with Quartz work tops and a separate boot room with access to the side garden.
- Two luxurious bathrooms including one large ensuite bathroom and a separate, ground floor W.C.
- Off road parking for several cars and a garage.
- Basement room accessible from the front garden providing invaluable storage.
- Attractive, westerly facing rear garden.
- 200 year lease from 1974 at an annual ground rent of £25, excellent EPC rating B and council tax band E.







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