



11, Oldwell Close, Sheffield, S17 4AW

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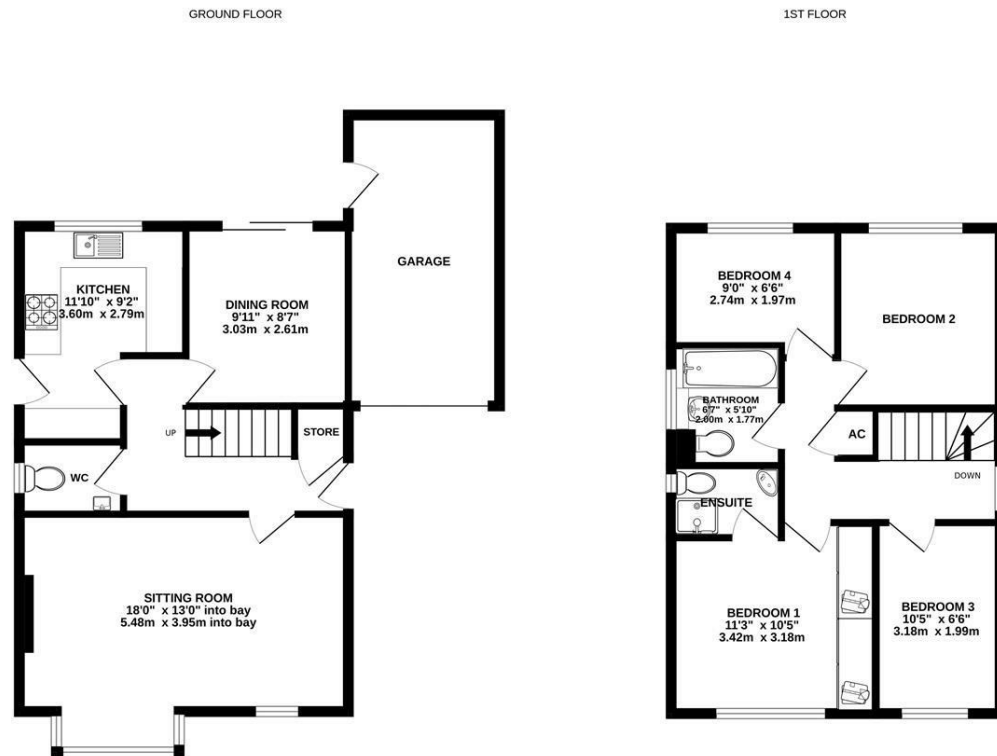
Description

A four bedroom detached property that will be ideal for a broad range of buyer. Ideally situated close to the beautiful surrounding countryside, a popular park with bike track, tennis and basketball courts and scenic walks through the idyllic Gillfield Woods. It is suggested that with a little TLC and building work this property could easily be transformed into a larger home. The kitchen and dining room could be combined and, the offset garage could also be incorporated into the living space if the necessary consents were acquired. The property commands fine views from both the front and rear elevations and its proximity to the two outstanding local schools will make the property appeal to the family market in particular. Totley is a lovely village that is situated approximately six miles south and west of the city centre, on the edge of the city limits as it adjoins the glorious Peak Park. Residents have a huge range of sporting facilities close to hand with two golf courses and a driving range found within the S17 postcode alongside cricket, squash, tennis, football, running and rugby clubs all found close by. Bus services run along Baslow Road into town or into the Peaks and the recently revamped, Dore and Totley Train Station provides even speedier links into the city or as far afield as Manchester via some of the pretty Peak Park villages.

- Four bedrooms including three doubles.
- Two bathrooms including one ensuite.
- Large living room with superb views down the valley towards Holmesfield and Bradway.
- Entrance hall and ground floor W.C.
- Gas central heating and UPVC double glazing.
- Dining room and kitchen overlooking the rear garden.
- Stunning views to both the front and rear, overlooking farmland and countryside to the rear.
- Block paved off road parking and a garage.
- Tiered rear garden backing onto farmland.
- Freehold, Council Tax Band D and EPC rating C70.







THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1012sq.ft. (94.0 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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