



3, Wentworth Avenue

Sheffield, S11 9QX

Description

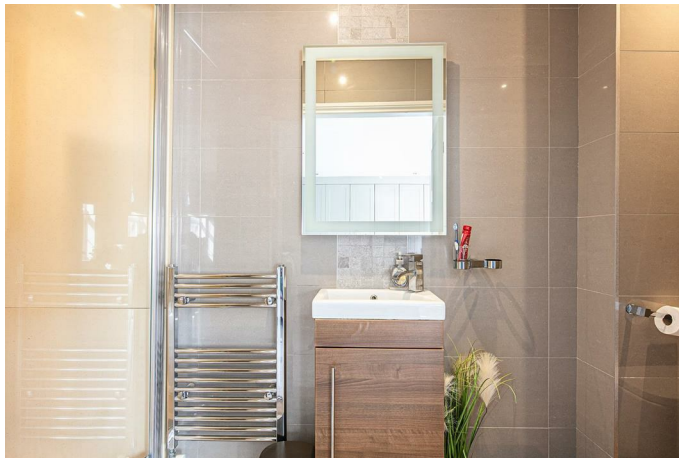
This beautiful detached property offers a superb range of extended accommodation, ideal for the family market, laid out over two floors. The finish is superb and includes a stunning, open plan dining kitchen which boasts beautiful Quartz work surfaces that extend to the large island unit and a lantern light and bi-folding doors combine to provide an abundance of natural light. The property is situated on a corner plot in the very affluent Whirlowdale Park neighbourhood, close to regular transport links that run along Ecclesall Road South into town and within a short walk away from the 'outstanding' rated schooling that makes the area such a firm favourite with the family market. Those with a love of the outdoors will appreciate the ancient local woodland that provides scenic walking trails leading out towards the Limb Valley and the beautiful surrounding countryside that sits proudly above the city. The landscaped gardens to the rear include low maintenance, artificial grass and a contemporary glazed balustrade that frames the entertainment terrace which includes a fixed pergola area that features a BBQ and bar area. This stunning, freehold home offers the opportunity for the next buyers to literally move in with no works required and an excellent range of generously proportioned accommodation which will not fail to impress.

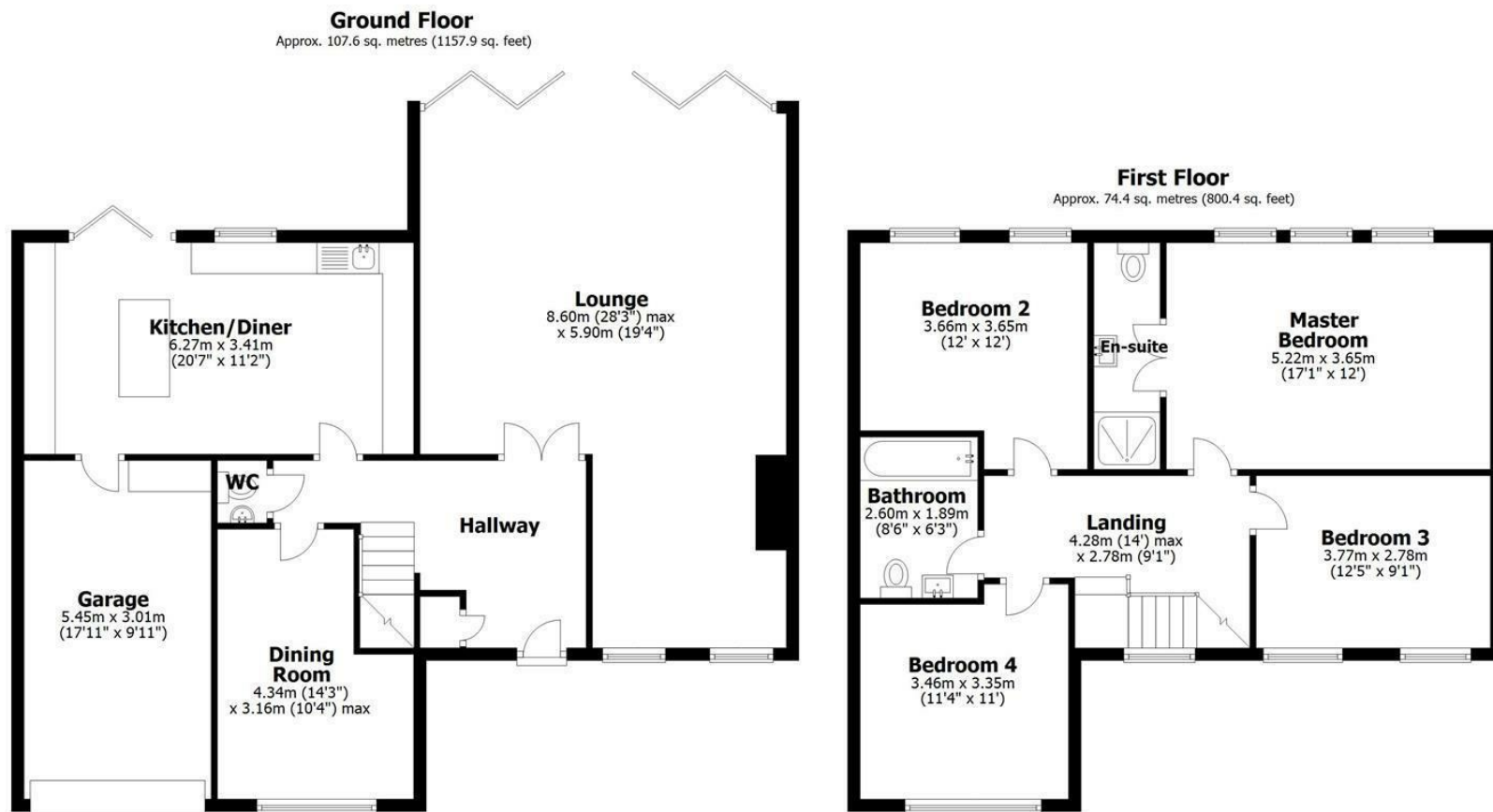


- ELR PREMIUM SALE - Buyers fees of £595 including VAT will apply.
- Four double bedrooms, one with a bank of recently installed wardrobes, by Sharps.
- Fabulous, open plan, dining kitchen with bi-folding doors opening to the rear garden, a lantern light and a large Island.
- Large dining room providing versatility in its use and superb sitting room with contemporary fireplace, excellent proportions and bi-folding doors into the garden.
- Two luxurious bathrooms (one ensuite) with modern tiling framing the suites.
- Welcoming reception hall with Moduleo flooring and a separate cloakroom alongside a utility area to the rear of the larger than average garage which can be accessed vi an electric door.
- Off road parking for at least two cars and a larger than average single garage accessible via an electric door.
- Low maintenance, south facing rear garden with terrace leading onto a recently reroofed bar and BBQ area which overlooks the artificial lawn.
- Modern heating system and UPVC double glazing provide an excellent EPC rating of C.





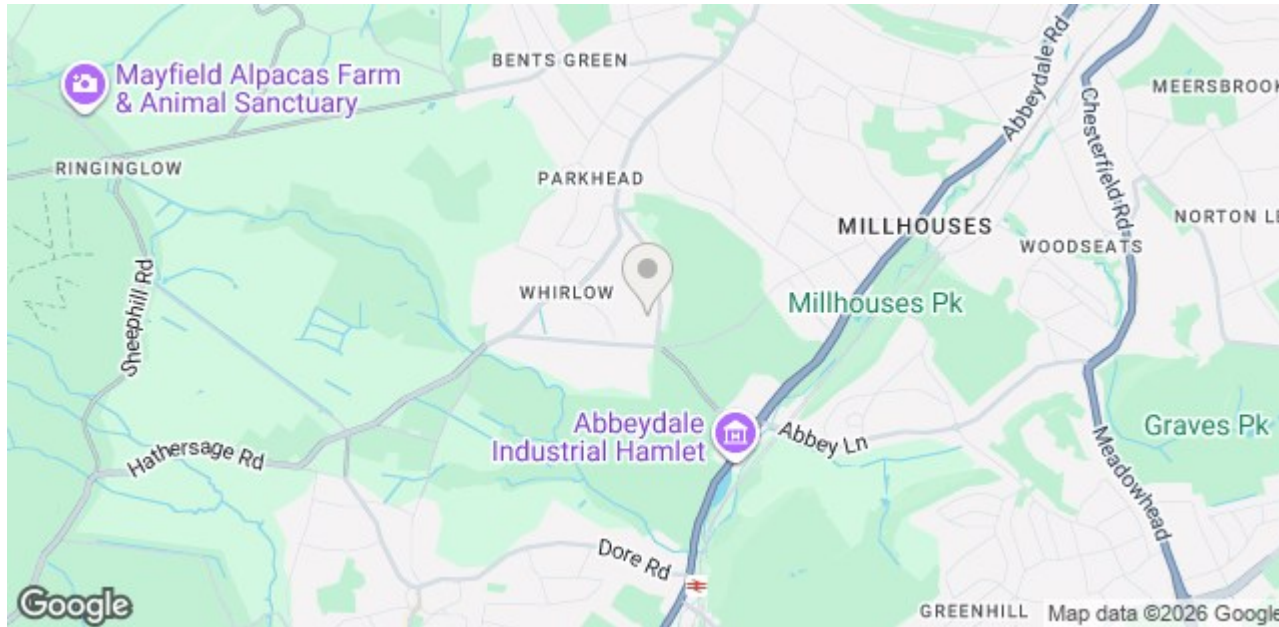




Total area: approx. 181.9 sq. metres (1958.2 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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