



The Gables, 21 Ashland Road, Sheffield, S7 1RH

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Description

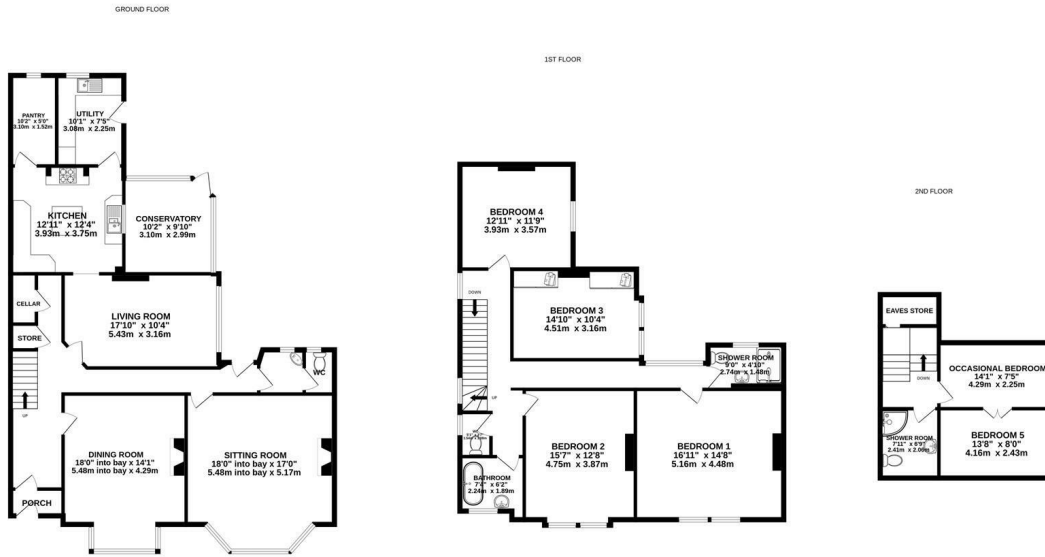
A superb and very spacious detached, Victorian Villa with a fabulous range of versatile accommodation (2852 square feet) laid out over three floors. This lovely family home will be sure to impress, with the gorgeous Victorian architecture and original features complemented by more modern fittings that have been added over the years including contemporary bathroom suites and plantation shutters to the front elevation. It's rare to find a property with five/six bedrooms that is supported by adequate reception space but 'The Gables' has a superb balance to its living accommodation, including four spacious reception rooms on the ground floor alongside a lovely kitchen and large, walk in pantry. There are also basement rooms at the property that could be altered/converted to form additional living space if the necessary consents were acquired. Externally the property is situated on a sizeable plot which includes beautifully presented, mature, south facing gardens to the side and rear and a driveway to the front that can easily accommodate two vehicles. You will love this bright and welcoming home, with its elegant feel and original features including marble fireplaces and lofty ceilings throughout. The home's prime location between the city and the beautiful Peak District is also sure to impress. Situated within excellent school catchment areas, it enjoys a close proximity to the universities and the main hospitals with frequent bus services to the city and access to both urban and scenic parks including Mount Pleasant Park off Abbeydale Road and Chelsea Park that is found in Brincliffe. As a sought-after conservation area with a lively feel, Nether Edge Village is the perfect location for families who appreciate a cosmopolitan lifestyle with easy access to an eclectic variety of shops, bars and restaurants and a wealth of leisure, cultural and sporting activities.

Text Message Summary None

- Five/six bedrooms (two rooms interlink on the second floor, ideal for older children or guests).
- Three bath/shower rooms with modern fixtures and fittings.
- Very large sitting room with bay window and Minster fireplace.
- Dining room with a wood burning stove and a box bay window.
- Cosy breakfast room with further fireplace.
- Garden room overlooking the lovely gardens.
- Shaker style kitchen with Island, timber worktops and a spacious walk in pantry to impress any home chef.
- Reception hall, ground floor W.C and a separate utility room.
- Off road parking for two cars, gas central heating, modern UPVC double glazing and basement rooms.
- EPC rating E52, Council Tax Band E and Freehold.



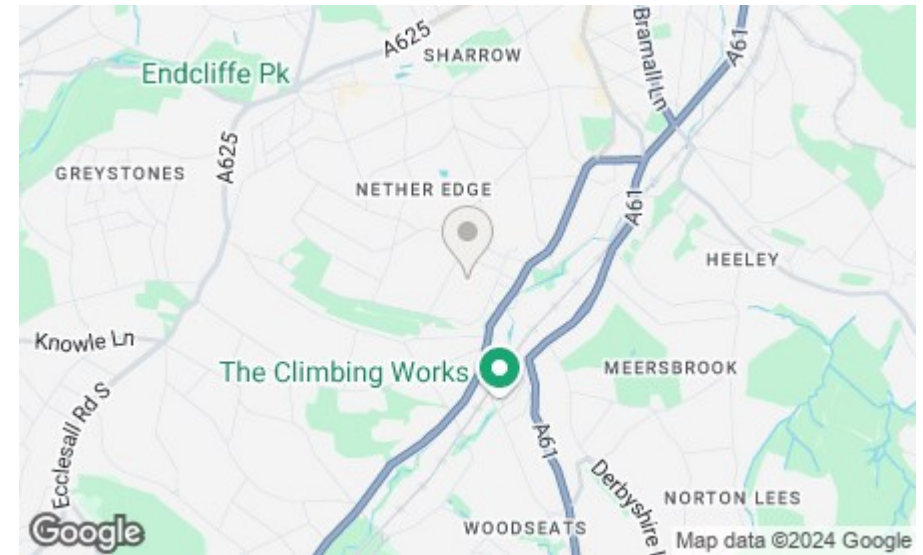




TOTAL FLOOR AREA: 2852sq.ft (265.0 sq.m.) approx.

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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