
EADON
LOCKWOOD
& RIDDLE
ESTD 1840
14, Queen Victoria Road, Sheffield, S17 4HT

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Description
Occupying a larger than average plot, which includes attractively landscaped gardens to both the front and rear, and being set well back from the road this significantly extended family home offers an impressive 1481 square feet of accommodation over three floors. The layout is perfect for the family market, with four bedrooms (three good doubles), two luxurious bathrooms (one ensuite), an open plan dining kitchen, garden room and cosy lounge with a log burner. The feeling of space continues outside with landscaped gardens extending well back from the house, and designed to provide more entertaining space in the warmer months of the year. The rear gardens feature an area of lawn, a terrace with a summerhouse and a large decked area at the top of the plot, with a firepit and fixed seating. The views from the top of the garden, and from the first and second floors, are quite lovely and are at their best in the evenings when they frame beautiful sunsets. Internally there are modern fixtures and fittings in all the right places and plenty of room for people who spend time working from home. It is also suggested that there is the potential to create a home office outside in either the Summerhouse or by converting part of the double garage (subject to regs)at the front.

Location
Totley is such a great place to live. There is an almost rural feel to the neighbourhood as it is situated next to the beautiful surrounding countryside of the Peak Park and yet there is the convenience of nearby amenities and bus services on Baslow Road. Nearby walking trails lead through Clay Wood, along the wooded bank into Bradway, Beauchief and Greenhill while the bridle path at the foot of Queen Victoria Road provide scenic walks through the bluebell filled Gillfield Woods out towards Holmesfield and Blacka Moor.
Families love the area because of the first class schooling and the strong sense of community that is felt in the area and there are also a number of excellent sporting facilities found in S17. With two challenging golf courses and a driving range found up the hill and squash, tennis, Padel, football, badminton, hockey, cricket and rugby facilities situated around Abbeydale Sports Club.
The area is also synonymous with a vibrant social scene. There are a number of award winning restaurants, public houses, and cafes on hand to enjoy a pleasant time with friends and the nearby train station provides speedy links into town or, via some of the pretty Peak Park villages, into the centre of Manchester.

IMPORTANT INFORMATION
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Four good bedrooms including three doubles.
- Two luxurious bathrooms, including one ensuite, with elegant tiling framing the modern sanitaryware.
- Extended garden room providing valuable extra reception space.
- Open plan dining kitchen with breakfast bar peninsula and good proportions.
- Lounge with a wood burner providing an additional source of heat, and a cosy feel, in the colder months of the year.
- Entarnce hall and separate utility room/ground floor W.C.
- Double garage providing off road parking for at least two cars and storage solutions.
- Generous landscaped grounds to both the front and rear.
- 800 year lease from 1959 at an annual ground rent of £10, Council Tax Band D.
- Modern gas central heating, cavity wall insulation and double glazing combine to produce an EPC rating of C70 and reduce costly utility bills.





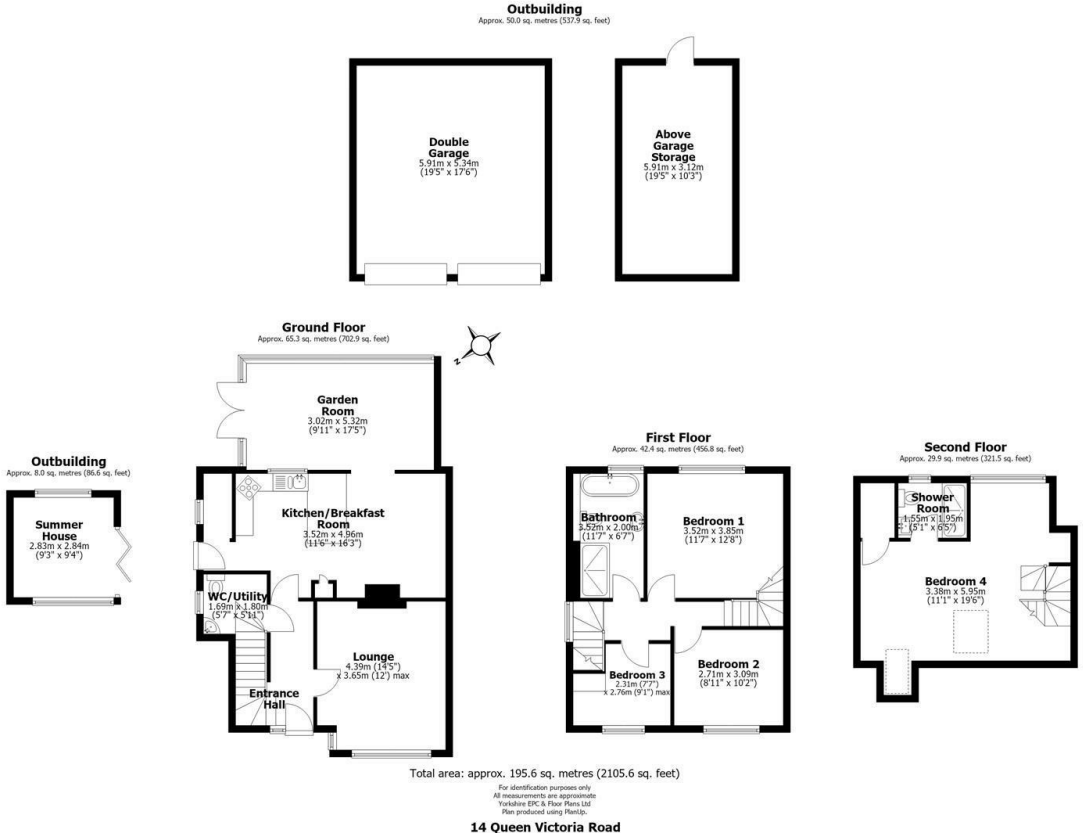
















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