





# Thornsett House, 2 Thornsett Road

Sheffield, S7 1NA

## Description

Thornsett House is situated at the foot of Thornsett Road as it joins the junction with Kenwood Park Road and Montgomery Road. The desirable and leafy location is typical of Nether Edge where broad tree lined avenues and Victorian architecture combine to create a truly unique setting in the city. In recognition of the strong sense of community and localised shopping found within the area the local authority has recently awarded Nether Edge 'Village' status and this has increased the desirability and sense of exclusivity. The area has always been popular and historically has had a distinctly bohemian feel, and the re-gentrification of Abbeydale Road has helped to extend the areas popularity with a broader range of demographic who wish to live close to the cosmopolitan bars, cafes, restaurants and bistros that make the



- Three bedrooms.
- Versatile second reception room/home office.
- Ground floor W.C and off road parking for one car.
- Freehold, Council Tax Band D and EPC rating of 62D.
- Two luxurious bathrooms including a large ensuite to the principal bedroom.
- Open plan dining kitchen with elegant Quartz work surfaces.
- Gas central heating via a combi and majority timber double glazed sash windows.
- Generously proportioned sitting room with bay window and a wood burning stove.
- Wide and welcoming reception hall with original Victorian mosaic tiled floor.
- Low maintenance, recently landscaped garden, well screened from the road.





area one of Sheffield's most desirable and hip places to live. The property has been sympathetically renovated throughout its four floors of accommodation and now presents as a truly beautiful home. With modern fixtures and fittings in all the right places blending in with more traditional features, typical of the Victorian era, including high ceilings, cornices and generous proportions. If you work from home the versatile study at the side of the large sitting room will be perfect for your requirements and the converted basement has provided the all important, open plan dining kitchen, where families can come together or you can entertain. A lovely property which offers an expansive 2002 square feet of living accommodation in a superb setting and well worthy of an internal inspection.







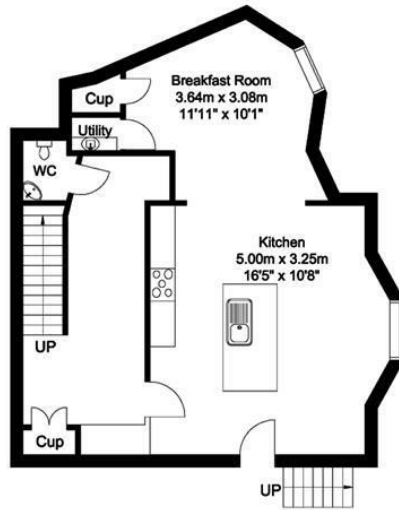




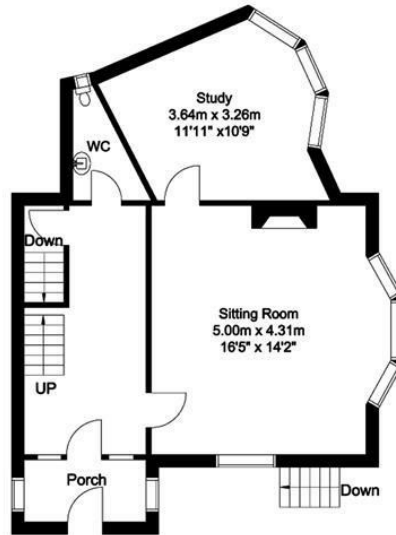




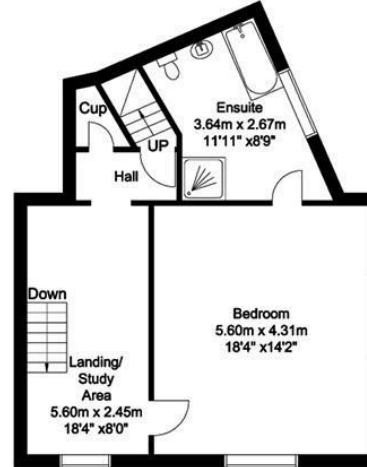
**Basement**  
51 sq m/548.95 sq ft  
Approx.



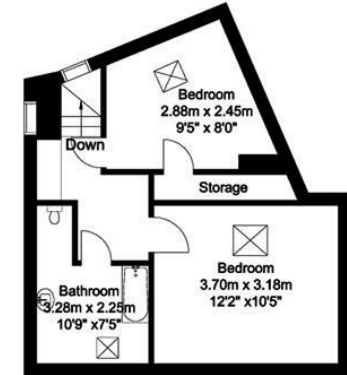
**Ground Floor**  
54 sq m/581.25 sq ft  
Approx.



**First Floor**  
48 sq m/516.66 sq ft  
Approx.



**Second Floor**  
33 sq m/355.20 sq ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such.

No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..

CP Property Services @2023

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.





**Bakewell**  
3 Royal Oak Place  
Matlock Street  
Bakewell DE45 1HD  
T: 01629 700699  
E: bakewell@elr.co.uk

**Banner Cross**  
888 Ecclesall Road  
Banner Cross  
Sheffield S11 8TP  
T: 01142 683388  
E: bannercross@elr.co.uk

**Dore**  
33 Townhead Road  
Sheffield  
S17 3GD  
T: 0114 2362420  
E: dore@elr.co.uk

**Hathersage**  
Main Road, Hathersage  
Hope Valley  
Derbyshire S32 1BB  
T: 01433 651888  
E: peakdistrict@elr.co.uk

**Rotherham**  
149 Bawtry Road  
Wickersley  
Rotherham S66 2BW  
T: 01709 917676  
E: wickersley@elr.co.uk

**EADON  
LOCKWOOD  
& RIDDLE**  
ESTD 1840



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.