



18, Laverdene Way, Sheffield, S17 4HL



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## Description

A larger than average, extended property that has a modern finish throughout, negating the need for any costly renovations. The property is situated in the desirable village of Totley, on the very edge of the city limits, close to areas of protected countryside which offer the perfect backdrop to this lovely home. This fashionable neighbourhood is well served by local amenities which include two medical practices, a vets, both Tesco and Cooperative supermarkets and a post office alongside several cafes, pubs and restaurants that combine to give the area a thriving social scene. The family market will appreciate the two 'outstanding' local primary schools that lead onto King Egberts Secondary in Dore which also has been awarded an 'outstanding status in recent Ofsted reports. Children can enjoy two parks, a host of sporting facilities and exploring the surrounding countryside that is accessible via the scenic Gillfield Woods, found very close by.

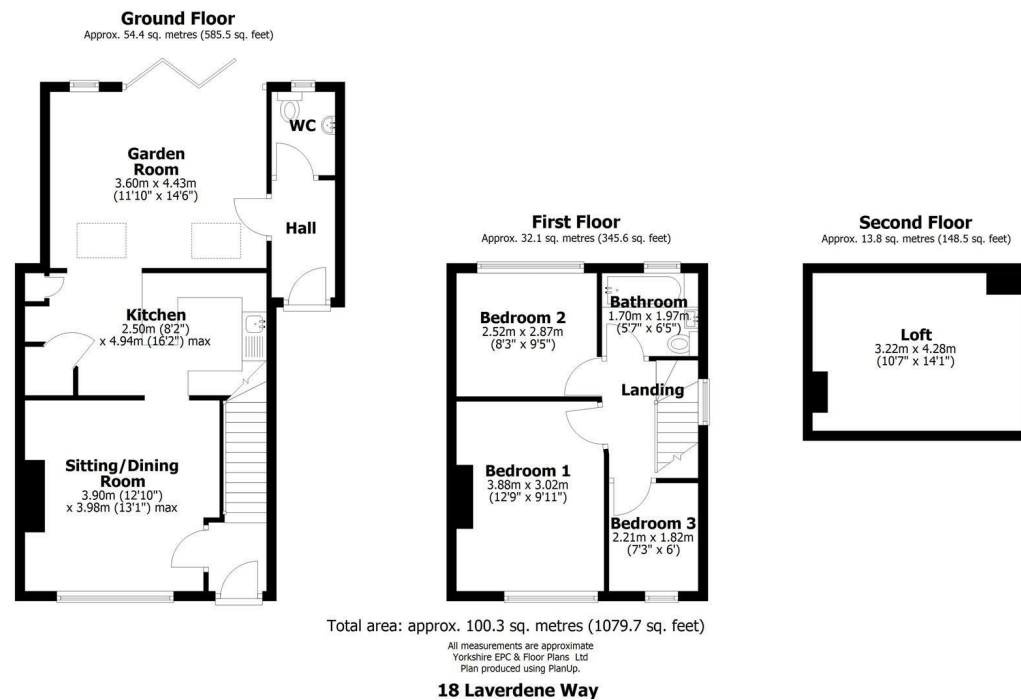
- Three bedroom including two doubles.
- Extended living room with bi-folding doors to the garden.
- Modern Shaker style kitchen with elegant Quartz work surfaces.
- Versatile second reception, currently utilised as a large dining room.,
- Ground floor W.C off the extended hallway.
- Family bathroom with modern sanitary ware framed by contemporary tiling.
- Landscaped rear garden with strategically placed terraces to catch the trajectory of the sun.
- Off road parking.
- Council Tax Band B and Freehold.
- Gas central heating and UPVC double glazing which, along with the modern building regs in the extension, combine to provide an EPC rating of D67.











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