



34A, The Quadrant, Sheffield, S17 4DB



# 34A, The Quadrant

## Sheffield, S17 4DB

### Description

Constructed in the 1990's, this freehold detached property has subsequently been extended to the rear to provide an additional reception room to the already spacious interior. The property enjoys a lovely outlook to the rear in the winter months, with far reaching views, through the tree belt, towards the village of Dore and the moors and countryside that sit above the city. The accommodation is laid out over two floors and there is potential, via the basement storage room, or the integrated garage to perhaps extend the accommodation further if the necessary consents were acquired. The versatile layout includes a breakfast kitchen, a large, open plan living room/dining room and an extended sitting room/garden room with a feature wood burning stove. On the spacious first floor landing there is access to four bedrooms (including three good doubles, one with its own ensuite dressing room) and two bathrooms (including an ensuite shower room). Externally there is a block paved driveway for at least one car and a low maintenance rear garden that has access to a basement garden storage room or steps that lead up to the balcony found outside the extension. A superb home that is located in a very desirable and affluent suburb, on the edge of The Peak Park, close to outstanding schooling for all age groups, numerous sports clubs, a local train station that provides an ease of commute and with no onward chain. This is a fabulous family home and one that will be sure to impress.

- ELR Premium Sale - Buyers fees of £595 including VAT will apply.
- Four bedrooms including three good doubles (one with its own ensuite dressing room).
- Two modern bathrooms (one ensuite) and a ground floor W.C.
- Large, open plan lounge/ diner and a smart breakfast kitchen with granite work surfaces.
- Very desirable location close to first class schooling, local shops, superb transport links and a number of sports clubs.
- Extended sitting room/garden room with a wood burner providing a cosy feel and having access to a balcony.
- Block paved off road parking with an EV charging point and an integrated garage.
- Lovely rear garden with access to a basement storage room that offers storage solutions and potential for redevelopment (subject to regs).
- Freehold, Council Tax Band E and NO CHAIN.
- Double glazing (UPVC) and gas central heating combine to create an excellent EPC rating of C72 and cheaper utility bills.





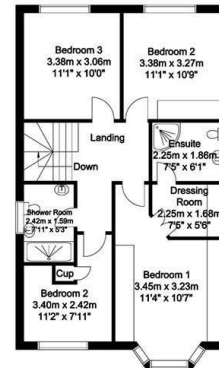
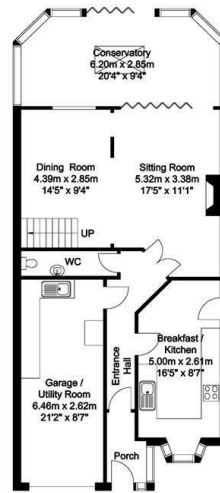
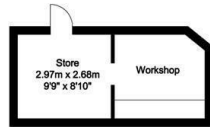




Basement  
16 sq m/172.22 sq ft  
Approx.

Ground Floor  
90 sq m/968.75 sq ft  
Approx.

First Floor  
67 sq m/721.18 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/ metersage if quoted on this plan.  
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