



34A, The Quadrant, Sheffield, S17 4DB



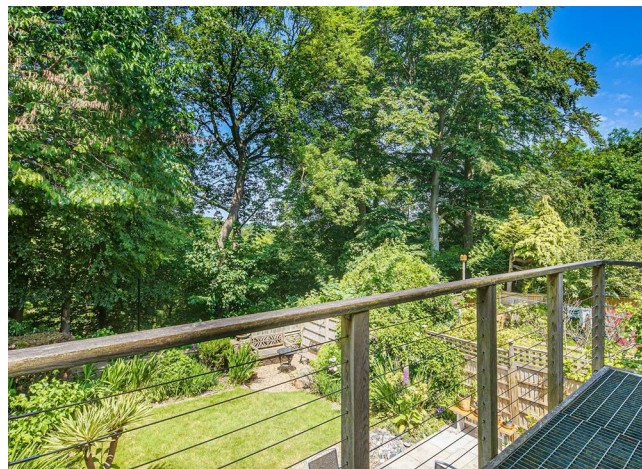
# 34A, The Quadrant

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 integrated garage to perhaps extend the accommodation further if the necessary consents were acquired. The versatile layout includes a breakfast kitchen, an open plan living room/dining room and an extended sitting room with a wood burning stove. On the first floor there are four bedrooms and two bathrooms (including an ensuite shower room). Externally there is a 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 with no onward chain and one that will be sure to impress.

- Four bedrooms including three good doubles.
- Two modern bathrooms and a ground floor W.C.
- Open plan lounge/ diner.
- Breakfast kitchen.
- Extended sitting room with wood burner and access to a balcony.
- Off road parking and an integrated garage.
- Lovely rear garden with access to a basement storage room.
- Freehold, Council Tax Band - E and EPC rating C72.
- Timber double glazing (UPVC double glazing) and gas central heating.
- Close to some of the best schools in the city.





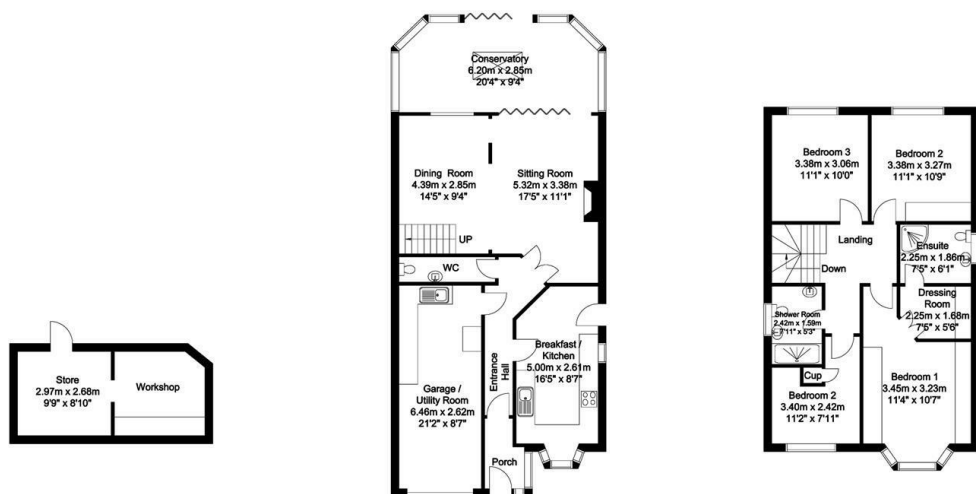




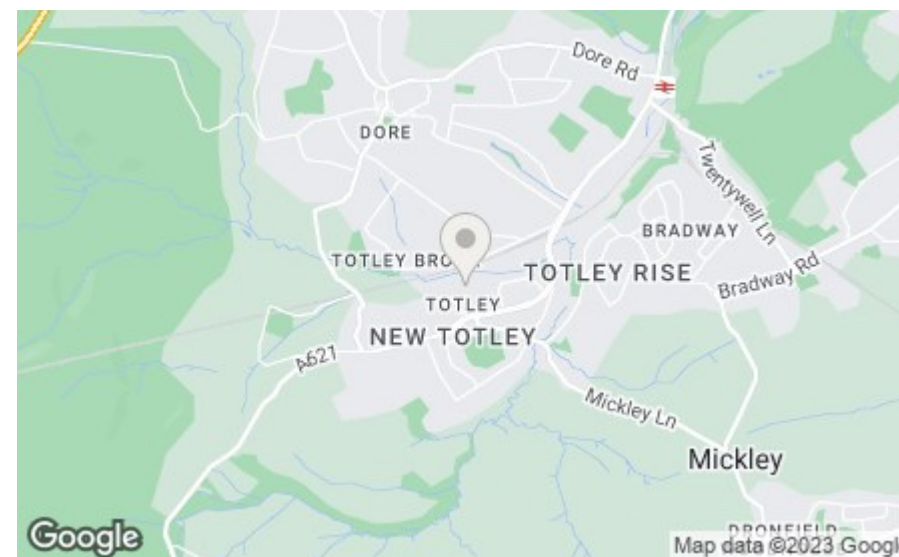
Basement  
16 sq m/172.22 sq ft  
Approx.

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/meterage if quoted on this plan. CP Property Services @2023



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ESTD 1840

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