



# Rowan Tree Dell, Totley, S17 4FL

£400,000

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## Why We Love It

Situated in a highly sought-after location, Rowan Tree Dell offers easy access to key road networks and is surrounded by an abundance of nature, including nearby woods and scenic walking trails. Families will appreciate the proximity to excellent schools, enhancing the appeal of this desirable property. To top it off this home has beautiful scenic views from the rear garden, enhancing the peace and charm of the fantastic space.

## Why You'll Love It

Upon entering the property, you are greeted by a welcoming porch leading seamlessly into a well-lit hallway. At the end of the hallway, you'll find access to the inviting lounge, featuring attractive sliding doors that open onto the expansive garden, offering picturesque views of the outdoors. The lounge seamlessly flows into the dining room, characterised by large bay windows that flood the room with natural light, creating a perfect setting for gatherings and family meals.

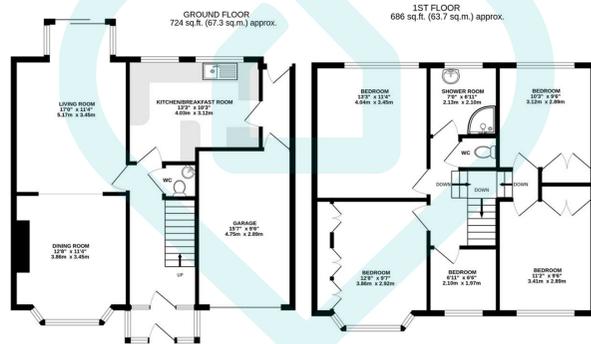
Continuing the ground floor, you'll discover the generously sized kitchen, equipped with ample work surface space, seating area, and modern appliances. Two large windows provide stunning views of the surroundings and fill the space with daylight. Completing the ground floor is a convenient washroom, adding to the functionality of the home.

Ascending the staircase, you'll find four well-proportioned bedrooms, each exuding warmth and comfort. The rear bedrooms boast beautiful views over the picturesque fields, offering a serene retreat for relaxation. A shower room, featuring a shower and sink, along with a separate washroom, provide convenience and practicality for busy households.

Don't miss the opportunity to make this beautiful home yours and experience the tranquillity and convenience of Rowan Tree Dell living. Schedule a viewing today and discover your new haven in Sheffield! Tenure

Leasehold

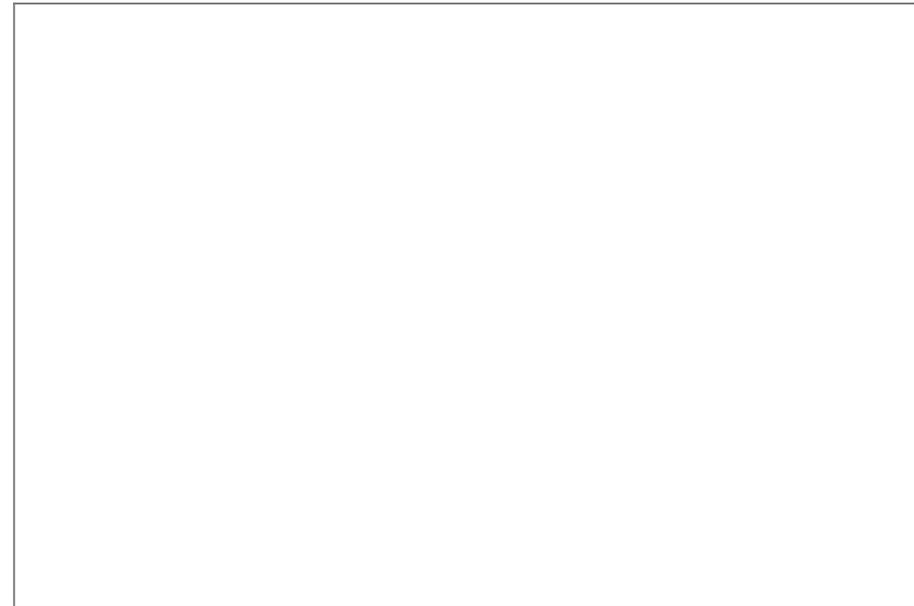




This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Garage
- Drive Way
- Large Living Space
- Surrounding Countryside
- Lovely Field views
- Good Choice of Local Schools
- Key Road Access
- Sought After Location
- 4 Generous Sized Bedrooms
- Sizeable Rear Garden



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