



40 The Grove, Totley, Sheffield, S17 4AS



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Totley

Guide Price

£410,000

GUIDE PRICE £410,000 - £420,000

An immaculately presented, larger than average, three double bedroom semi-detached home located in the sought after residential area of Totley, enjoying a fabulous backdrop and views across adjoining woodland.

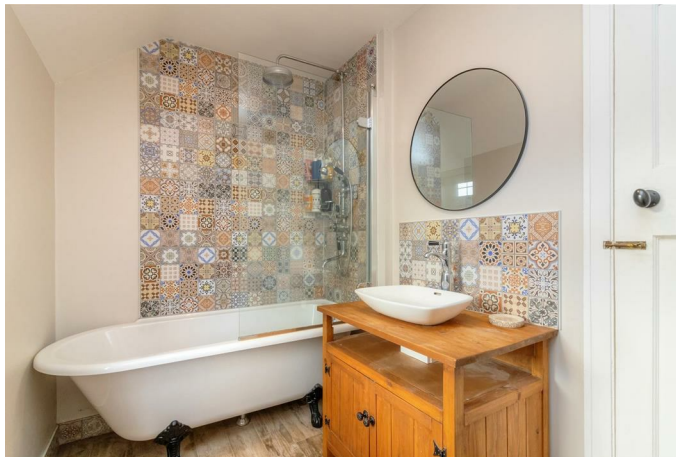
Briefly the accommodation comprises: A welcoming entrance porch leading into the hallway and in turn the main family lounge with central fireplace, picture rail and coving. Separate dining room with bay window and a door into the fitted kitchen having a range of units, integrated oven, four ring gas hob and space for a fridge. Adjoining the kitchen is access into the garage, which is currently used as a gym. First floor: Three double bedrooms and a modern, recently fitted family bathroom with roll top bath and shower over, wash hand basin and W.C.

To the lower ground floor is a utility room, garden store room and a further large basement store room ripe for further conversion.

The property is situated towards the end of this quiet no through road and enjoys a fantastic sized plot which takes in fantastic countryside views. The garden is mainly laid to lawn with a range of established trees and plants. There is a delightful raised sun terrace with electric canopy above.

- Three Double Bedrooms
- Extensive Garden Of Approximately 0.15 Acres
- Stunning Countryside Backdrop
- Off Street Parking And Garage
- Outstanding Local School Catchment
- Close To The Peak District National
- EPC Rating: E
- Council Tax: Band C
- Tenure: Freehold
- Viewing Via Banner Cross Office







Lower Ground Floor



Ground Floor



First Floor

Total floor area 149.9 m² (1,614 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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