



12 Sherwood Glen, Beauchief, Sheffield, S7 2RB

Saxton Mee



# 12 Sherwood Glen

## Beauchief

Asking Price

# £750,000

Do not miss out on this extended, double fronted, four bedroom detached family home with double bay windows and a fabulous loft conversion. Situated in this highly regarded area and occupying a cul-de-sac location this property has lots of space and is offered for sale with no onward vendor chain.

The property has been extended to create a spacious lounge, with study room/music room off, a spacious formal dining room with original fireplace, a separate fitted kitchen with integrated appliances and a convenient utility room.

The first floor has three excellent size double bedrooms and a good size family bathroom with shower on the first floor. A staircase rises from the first floor landing to give access to the loft conversion incorporating a light and airy bedroom with fabulous views, storage and an en-suite bathroom again with shower and WC.

The property benefits from gas central heating, partial double glazing and original windows. There is a front garden with fully paved driveway, a paved courtyard area at the side of the property leading to the single garage and an enclosed rear garden which is mainly lawn with a variety of mature shrubs and trees and a patio area. The property has further scope for extension subject to the necessary permissions.

Situated close to Millhouses Park, shopping facilities, public transport and within excellent local school catchments.



- NO CHAIN
- Extended Double Fronted Detached Property
- Four Double Bedrooms And Three Reception Rooms
- Master Bedroom With En-Suite
- Fitted Kitchen And Utility Room
- Extended To The Side And Into The Loft
- Detached Single Garage And Enclosed Rear Garden
- Close To Millhouses Park And Good Local Schools
- Freehold/EPC Rating TBC/Council Tax Band F
- Viewings Via Banner Cross Branch









**Ground Floor**

Floor area 69.0 sq.m. (743 sq.ft.)



**First Floor**

Floor area 65.9 sq.m. (710 sq.ft.)



**Second Floor**

Floor area 36.9 sq.m.  
(397 sq.ft.)



**Garage**

Floor area  
15.6 sq.m.  
(168 sq.ft.)

**TOTAL: 187.5 sq.m. (2,018 sq.ft.)**

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