



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 D/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.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

Banner Cross
T: 0114 268 3241
E: bannercross@saxtonmee.co.uk
www.saxtonmee.co.uk

Hathersage
T: 01433 650009
E: hathersage@saxtonmee.co.uk

Bakewell
T: 01629 815307
E: bakewell@saxtonmee.co.uk

Matlock
T: 01629 828250
E: matlock@saxtonmee.co.uk

