



2 Edmund Avenue, Bradway, Sheffield, S17 4RN

Saxton Mee

2 Edmund Avenue

Bradway

Guide Price

£565,000

GUIDE PRICE £565,000 - £580,000

A fantastic opportunity to purchase a stunning, large, new build four bedroomed, two bathroom detached family residence on a large plot with superb long south easterly facing rear garden. Offering luxury modern and contemporary living accommodation of approximately 1,650 sq. ft.

Large reception hall, sitting room with bay window, utility room, cloak room, stunning large living kitchen with broad patio doors opening out onto a large terrace overlooking a long rear garden. High spec kitchen with central island, Quartz work surfaces and a range of built in Neff appliances. Adjacent dining area. On the first floor: gallery landing, master bedroom with en-suite shower room, with three further double bedrooms and family bathroom.

Outside: Frontage with three car parking spaces, electric charging point, rear terrace and fantastic long south-easterly facing rear garden.

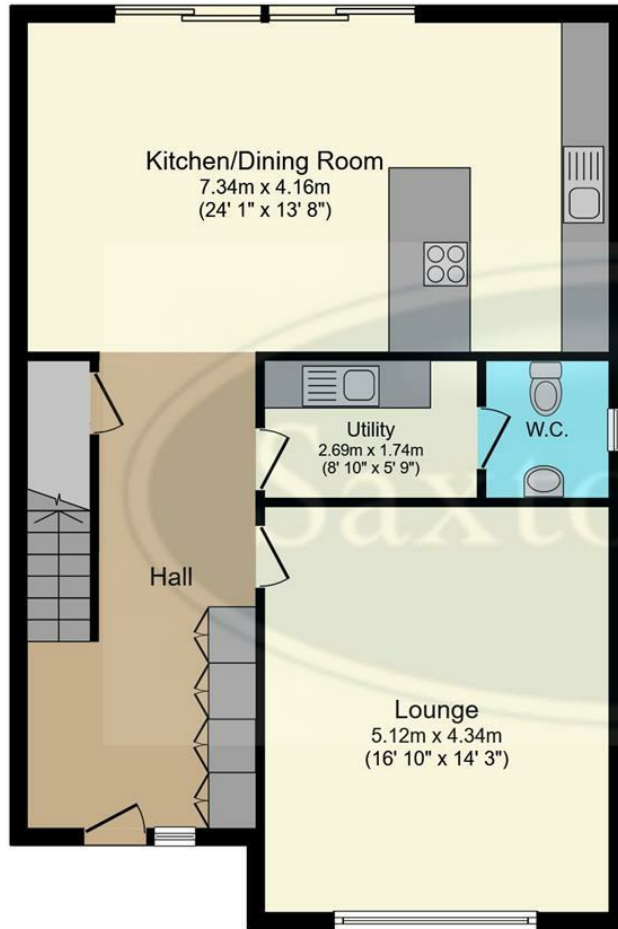
Convenient for nearby shops, local golf course and golf range, public transport, and walking distance to the open countryside of the Peak District National Park.



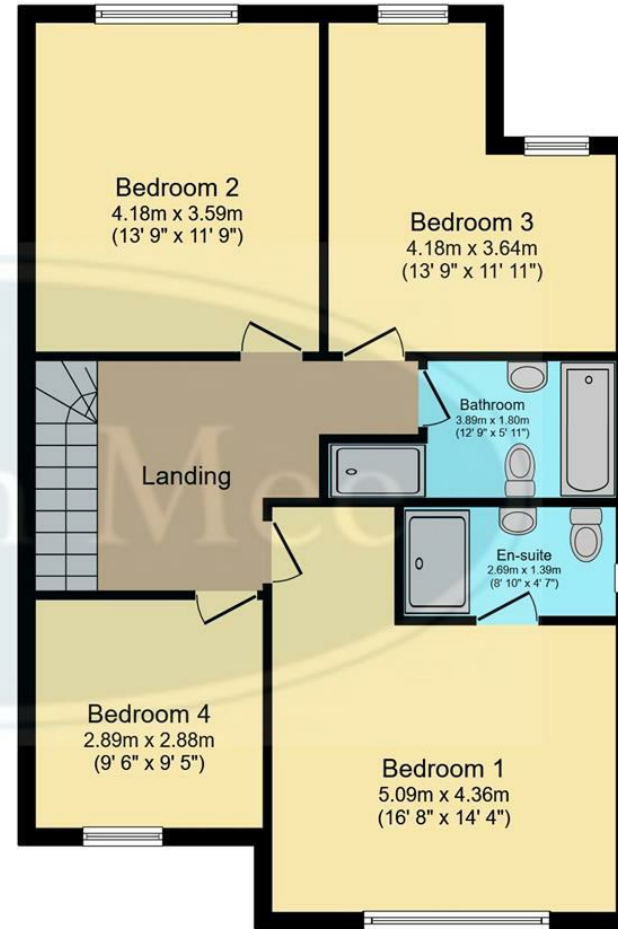
- Fantastic Large New Build (approx. 1650 Sq. Ft.)
- 4 Double Bedroom/2 Bathrooms
- Luxury Modern and Contemporary Living Accommodation
- 10 year new build warranty
- Large Living Kitchen with Bi-fold Doors
- High Energy Efficiency with 12 Roof Solar Panels
- Unusually Large Plot with Long South Easterly Rear Garden
- Walking distance of excellent amenities and open countryside
- New Build Has Now Been Completed
- EPC Rating: A







Ground Floor



First Floor

Total floor area 155.5 m² (1,674 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

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

