



FOR SALE
Residential
Saxton Mee
0114 268 3241
www.saxtonmee.co.uk

314 Ecclesall Road South, Ecclesall, Sheffield, S11 9PU



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Ecclesall

Offers Around

£675,000

Situated in a great position and in an excellent catchment area for schools and other amenities, a superb, beautifully appointed and very tastefully upgraded four bedroom two bathroom detached family home which must be viewed internally to do it full justice.

Reception Hall, Cloakroom, Sitting room with multifuel stove and patio doors to terrace and garden, opening through to Dining room, Garden room/Conservatory with lovely south-westerly aspect. Breakfast Kitchen with modern and contemporary German units by Rational with range of built in appliances, Corian worksurfaces and central dining island. To the first floor, Master Bedroom with large ensuite Shower room, three further excellent Bedrooms and luxury family Bathroom.

To the outside a driveway provides excellent off-road parking and gives access to the Double Garage. Front Garden. To the rear, beautifully landscaped garden with two terrace areas and well stocked borders and lovely colour throughout the year.

Excellent local schools, shops, transport links and recreational facilities and within easy access of the open countryside of the Peak District National Park.



- Fantastic Well-Proportioned Four Bedroom Two Bathroom Detached Family Home
- Beautifully Upgraded By The Current Owners To A High Standard
- Internal Inspection An Absolute Must
- High Specification Modern Contemporary German Kitchen With Corian Worksurfaces
- Great Catchment Area For Schools And Other Amenities
- Double Garage And Excellent Off-Road Parking
- Lovely Maintained And Landscaped Gardens
- Garden Room With South Westerly Facing Aspect
- Leasehold 800 Years From 1963
- Viewings Via Banner Cross Office







Ground Floor
Floor area 120.7 m² (1,299 sq.ft.)

First Floor
Floor area 77.1 m² (830 sq.ft.)

TOTAL: 197.8 m² (2,129 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.'

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