



Chippendale Cottage, 73 Ranmoor Road, Ranmoor, Sheffield, S10 3HJ

Saxton Mee



# Chippendale Cottage,

## Ranmoor

Guide Price

# £975,000

GUIDE PRICE £975,000-£995,000

**\*\* NO CHAIN \*\*** Located in the sought after leafy suburb of Ranmoor, within walking distance of first class schools, Universities and Hospitals, is this substantial five bedroom/three bathroom stone built detached family residence.

The property is well maintained throughout, with the accommodation of over 3,600 Sq Ft briefly comprising: A welcoming entrance hallway with downstairs shower room with wash hand basin and W.C, second W.C/cloakroom and access to the cellars providing useful extra storage. Separate dining room with feature fireplace. A good sized breakfasting kitchen with a range of wall and base units, space for a fridge and freezer, washing machine, tumble dryer and integrated double oven and hob. To the rear is a generously proportioned family lounge with wood burning stove set within a marble hearth, stunning large bay window overlooking the garden and access into the study.

First floor: Master bedroom with en suite bathroom. Double bedroom two and three, separate W.C/store cupboard and a good sized family bathroom with bath, shower, W.C and wash hand basin.

Second Floor: Two further double bedrooms, a useful laundry room and a shower room with W.C, wash basin and shower enclosure. Eaves storage and access to the loft space.

Outside: The property is attractively constructed in natural stone and to the front has two driveways, one to either side, providing ample off street parking for three cars. Large garage with up/over door, power, light and store room adjacent to the rear. The gardens are beautifully maintained, having a vast range of established plants, trees and shrubs, mainly laid to lawn and having a patio seating area ideal for entertaining.



- Five Large Double Bedrooms
- Well Established Gardens
- First Class Location In The Heart Of Ranmoor
- Charming Period Family Home
- Two Gated Driveways
- Excellent Schools Nearby
- Regular Transport Links To Central Sheffield
- EPC Rating: E / Council Tax: Band G
- Tenure: Freehold
- Viewing Via Banner Cross Office









**Cellar**  
Floor area 57.5 m<sup>2</sup> (619 sq.ft.)

**Ground Floor**  
Floor area 104.9 m<sup>2</sup> (1,130 sq.ft.)

**First Floor**  
Floor area 81.2 m<sup>2</sup> (874 sq.ft.)

**Second Floor**  
Floor area 43.6 m<sup>2</sup> (469 sq.ft.)

**Garage**  
Floor area 48.7 m<sup>2</sup> (524 sq.ft.)

**TOTAL: 335.8 m<sup>2</sup> (3,615 sq.ft.)**

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