



96 Queen Victoria Road, Totley Rise, Sheffield, S17 4HU

Saxton Mee

96 Queen Victoria Road

Totley Rise

Asking Price

£800,000

GUIDE PRICE £800,000 TO £825,000

A perfect mix of character with contemporary design is offered from this Victorian five bedroom substantial detached family home situated on an elevated plot with fabulous views.

This beautifully presented home briefly comprises;

Entrance vestibule, imposing entrance hallway with period features, stunning double bay window lounge with fireplace, over looking Blacka Moor. Separate dining room with French doors onto the decking area-the perfect space for pre dinner drinks. The living family kitchen has a central island unit and ample space for a sofa and features walk-on roof lights. Utility room with fitted cupboards, plumbing for an automatic washing machine and space for a tumble dryer. Steps from the kitchen lead down to the converted cellar which is a great size, currently used as a gym, but could be used as a TV/games room. To the first floor are four double bedrooms-one of them being en-suite, and a good size family bathroom. A further staircase rises to a further double bedroom with en-suite.

A driveway provides access up to the property where there is a detached double garage which has an electric vehicle charging point, power and a light. To the front of the property are a variety of mature shrubs and trees and a decked area taking advantage of the stunning views. To the rear of the property is a delightful garden that has been effectively landscaped with lawn, trees and a seating area with extensive views. A secluded stone-paved seating area adjacent to the house takes full advantage of the afternoon sun.

This property really is unique and an internal inspection is highly recommended.

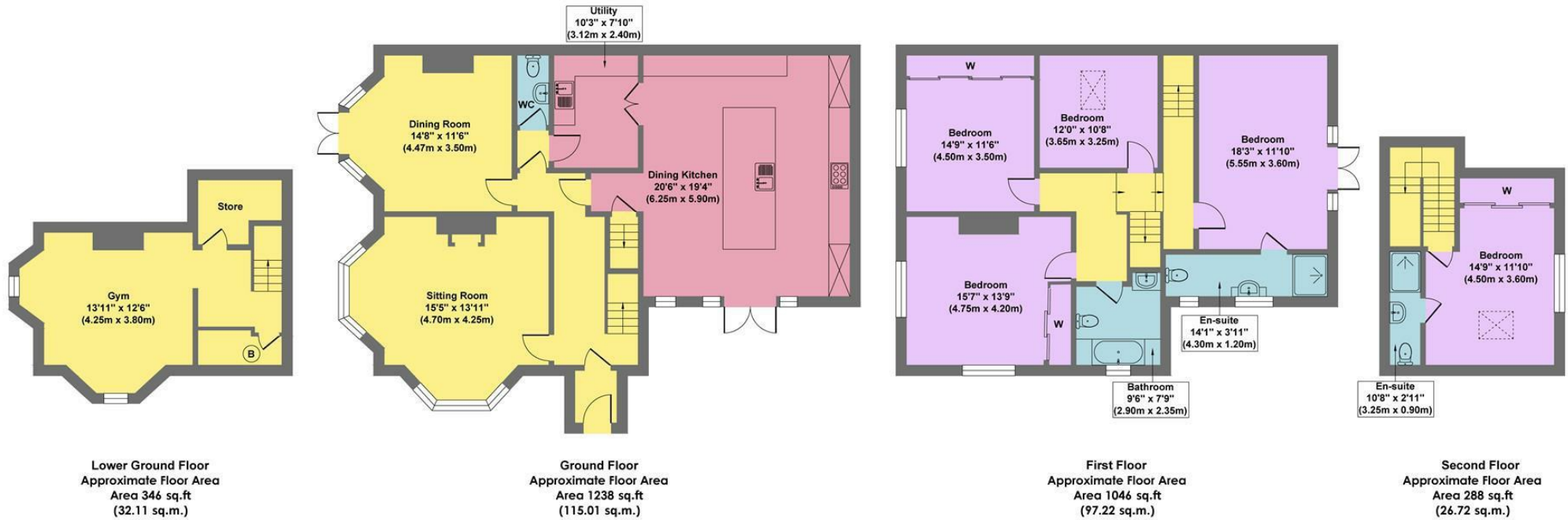


- Period Features And High Ceilings
- Extended To The Rear
- Superb Views Over Nearby Countryside
- Detached Double Garage And Electrical Vehicle Charging Point
- In Catchment For Great Schools
- Five Double Bedrooms
- Two En Suite Bedrooms
- Great Size Living Dining Kitchen
- EPC Rating E/Freehold
- Viewings Via Banner Cross Branch





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Approx. Gross Internal Floor Area 2918 sq.ft / 271.06 sq.m

Illustration for identification purposes only, measurements are approximate, not to scale

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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