



9 Holkham Rise

Whirlow

Offers Around

£850,000

Located in arguably one of Sheffield's most prestigious residential areas, Whirlow, is this exceptionally well presented, four bedroom/three bathroom, detached family home occupying an enviable and private corner plot at the head of the cul-de-sac.

The accommodation briefly comprises: Entrance lobby to the front with access into the main hallway with oak and glass staircase rising to the first floor and a cloakroom/W.C. Large family lounge to the front with feature fireplace. Downstairs W.C. Separate utility room with side access door. Downstairs study. To the rear is the heart of this fantastic family home, having a snug/second lounge area and open plan dining kitchen with a range of fitted units with complimentary Quartz work surfaces above and high specification integrated appliances. Central breakfasting island and sliding glazed doors from the dining area onto the patio. To the first floor is the principal bedroom with fitted wardrobes, dressing room and en suite. Double bedroom two with en suite bathroom and fitted wardrobes. Double bedroom three and four. Family shower room with wash basin and W.C. Loft space ideal for storage.

Outside there is a large driveway providing ample off street parking for several vehicles, double garage with electric door, lawn and a path to the entrance. The rear garden is a generous size with patio seating area, established planting to the borders and mainly laid to lawn with space for a garden shed/greenhouse.

- Stunning Family Home
- Large Living Kitchen To The Rear
- Four Double Bedrooms/Three Bathrooms
- Sought After Residential Development
- Within Easy Access Of First Class Schools
- Beautiful Gardens To Both The Front And Rear
- Early Viewing Is Recommended
- Freehold
- EPC Rating C/Council Tax Band F
- Viewing Via Banner Cross Office









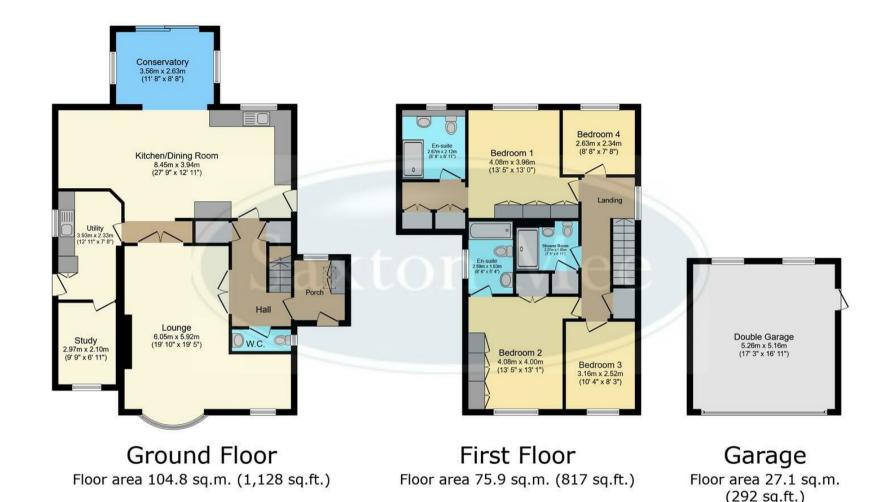












TOTAL: 207.8 sq.m. (2,237 sq.ft.)

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