



9 Holkham Rise, Whirlow, Sheffield, S11 9QT



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







Ground Floor

Floor area 104.8 sq.m. (1,128 sq.ft.)

First Floor

Floor area 75.9 sq.m. (817 sq.ft.)

Garage

Floor area 27.1 sq.m. (292 sq.ft.)

TOTAL: 207.8 sq.m. (2,237 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.'

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

