



Avalon Weston Hillfoot Road, Topley, Sheffield, S17 4AP

Saxton Mee

# Avalon Weston Hillfoot Road

## Totley

Guide Price

# £825,000

GUIDE PRICE £825,000-£850,000

A first class five bedroom/three bathroom family home located in this very popular area with views towards Blacka Moor and the Peak District.

Constructed in 2001, Avalon Weston is finished to a very high standard throughout with modern, contemporary fittings and the accommodation briefly comprising of:

Front entrance porch. Entrance hallway opening into the music room/snug having fitted storage. Large family lounge with central fireplace, leading into the open plan dining area and kitchen with bi-folding doors onto the terrace. The kitchen is well equipped with a range of units at wall and base level, central island and integrated dishwasher. Space for a freestanding Range cooker and American fridge/freezer. Separate utility room and ground floor W.C. To the first floor a galieried landing gives access fantastic master bedroom with fitted wardrobes and en suite shower room. Steps lead down into bedroom two which is ideal for a teenager as a self contained space with a modern shower, W.C and wash basin installed. Completing the first floor are two further very generous double bedrooms with fitted wardrobes. A further staircase rises to a family room/games room and in turn the fifth double bedroom.

Externally, the property enjoys a generous plot with two gated driveways to the front, giving access to the integral garage housing the boiler with electric roller door. The rear garden provides excellent tranquility with trees to the borders, lawn and established plants. A large composite terrace leads out from the bi-fold doors, providing a useful entertaining space. There is an EV charging point installed on the driveway.

Hillfoot Road is a sought after residential area between Totley and Dore, enjoying a superb location on the doorstep of the Peak District with beautiful countryside walks, local pubs/eateries, first class schools and providing the ideal base for a young family.



- Stunning Executive Family Home
- Five Bedrooms/Three Bathrooms
- Excellent Location With Views Over Nearby Countryside
- First Class Schools Close By
- High Specification Finish Throughout
- Gated Off Street Parking And Garage
- EPC Rating: C
- Council Tax: Band G
- Tenure: Freehold
- Viewing Via Banner Cross Office







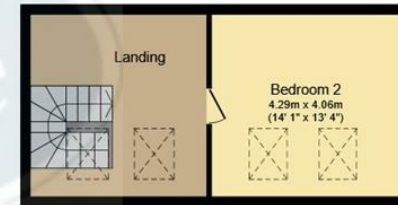
### Ground Floor

Floor area 103.1 m<sup>2</sup> (1,109 sq.ft.)



### First Floor

Floor area 84.6 m<sup>2</sup> (911 sq.ft.)



### Second Floor

Floor area 33.8 m<sup>2</sup> (364 sq.ft.)

**TOTAL: 221.5 m<sup>2</sup> (2,384 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](http://www.Propertybox.io)

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