



2a Main Avenue, Totley Rise, Sheffield, South Yorkshire, S17 4FG

Saxton Mee

2a Main Avenue

Totley Rise

Guide Price

£775,000

GUIDE PRICE: £775,000-£795,000

Nestled on the edge of the breathtaking Peak District and just a short stroll from local amenities, this outstanding 4/5 bedroom detached home seamlessly combines spacious living with timeless charm and character. Boasting stunning views over Holmesfield and a generously sized garden, this property is an ideal choice for a growing family. Located in Totley, within the South Western suburbs of Sheffield, the area is renowned for its excellent schools and close proximity to the countryside, offering a wonderful setting with easy access to transport links on Baslow Road.

The bright and airy interior is full of stunning original features and impressive room sizes. It includes a spacious and stylish kitchen, a separate lounge overlooking the beautiful garden to the rear, and a dining room at the front of the property with a charming bay window. The kitchen is fully equipped with wall and base units, integrated appliances, and a central island. Additional amenities include a utility room, an inviting entrance hallway, and a convenient downstairs cloakroom.

Upstairs, there are four generously sized bedrooms, each flooded with natural light, plus an impressive family bathroom. The master bedroom benefits from an en-suite shower room.

The property also features a beautiful, mainly lawned garden at the rear, and a sizeable decked seating area, perfect for outdoor entertaining. A versatile annex/garden office/fifth bedroom, complete with its own shower room, offers an ideal space for guests or as a private home office.

Off-street parking is available on the driveway, with a garage for extra storage and an EV charging point. The property is ideally situated within walking distance of highly regarded schools, making it a perfect family home.

This exceptional property is a must-see for those seeking a family home full of character, with stunning views and ample space.



- Excellent Location
- Beautiful Large Garden
- Impressive Room Sizes and Stunning Features throughout
- Detached
- Parking on the Driveway
- Garage
- Annex/Garden Office or Guest Suite
- Highly Regarded Schools Close By
- Viewings Highly Recommended
- EPC TBC





Ground Floor

Floor area 98.2 m² (1,057 sq.ft.)



First Floor

Floor area 85.5 m² (921 sq.ft.)



Outbuilding

Floor area 37.5 m² (403 sq.ft.)

TOTAL: 221.2 m² (2,381 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

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