



1 Grove Avenue, Totley, Sheffield, South Yorkshire, S17 4AQ

Saxton Mee



# 1 Grove Avenue

## Totley

Guide Price

**£625,000**

GUIDE PRICE £625,000 TO £650,000

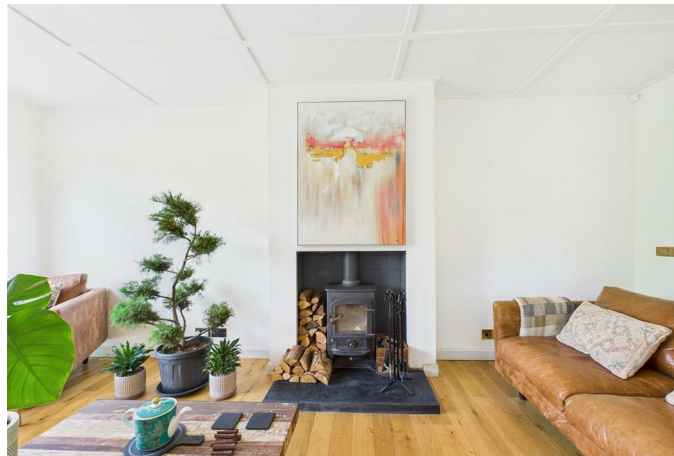
Beautifully positioned in the highly sought-after village of Totley, this much-improved 1930s semi-detached home offers generous space, stylish interiors, and truly exceptional views. Set behind a new entrance off Hillfoot Road, the property makes a strong first impression with a spacious driveway and landscaped approach leading to a timber-framed conservatory.

Inside, the ground floor has been thoughtfully redesigned to create a bright and open-plan dining kitchen—the heart of the home—perfect for everyday living and entertaining. Opposite, a large sitting room with a wood-burning stove mirrors the kitchen's impressive outlook. Both spaces enjoy sweeping views across the valley and towards the dramatic moorland of Blacka Moor.

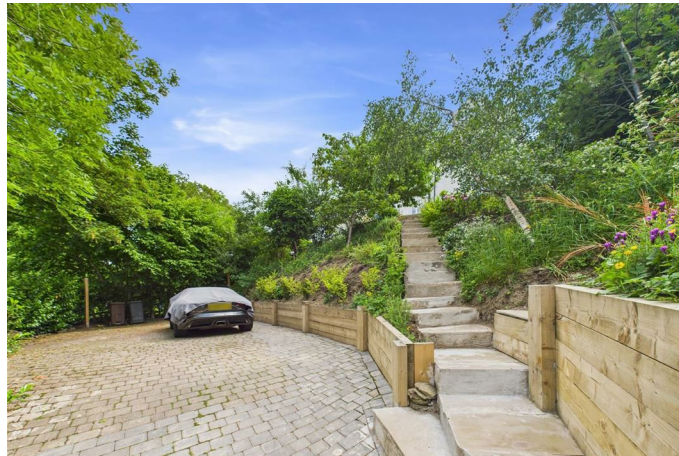
Arranged over three floors, the accommodation includes five bedrooms and two shower rooms, offering excellent flexibility for families, guests, or home working. The views only improve as you move up through the house, with the upper floors offering elevated, far-reaching panoramas that capture the surrounding landscape in all seasons.

Located just six miles from Sheffield city centre, Totley combines easy access to transport links and local amenities with the beauty of the Peak District right on the doorstep. A range of shops, cafés, and acclaimed pubs are all within easy reach, making this a perfect home for those seeking both convenience and natural beauty.

- Beautifully updated 1930s semi-detached home in the highly desirable village of Totley
- Stunning views across the valley and towards Blacka Moor, with even more impressive panoramas from the upper floors
- Open-plan dining kitchen, thoughtfully redesigned as the heart of the home—ideal for modern living and entertaining
- Stunning living room with log burner and doors opening onto the dramatic views
- Five bedrooms and two shower rooms arranged over three floors, offering flexibility for family life, guests, or home offices
- Prime location near scenic countryside, village pubs, highly regarded local schools, and excellent transport links to the city centre
- Viewings highly recommended to appreciate the space and light on offer here









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](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

Hathersage  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

Bakewell  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

Matlock  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)

