



13 St. Oswalds Way, Carterknowle, Sheffield, S7 2AA

Saxton Mee

13 St. Oswalds Way

Carterknowle

Guide Price

£475,000

GUIDE PRICE: £475,000-£495,000

A beautifully maintained and spacious four-bedroom, two-bathroom family home set within a sought-after modern development, perfectly positioned near OFSTED "Outstanding" Mercia Academy, Carter Knowle Park, and excellent amenities of Ecclesall and Abbeydale Road.

Step into a welcoming entrance hallway with stairs leading to the first floor. To the front of the home, the bright lounge features a large picture window, neutral décor, and generous floor space. At the rear, the impressive open-plan dining kitchen forms the heart of the home, complete with sleek fitted units, an integrated oven, gas hob, dishwasher, and fridge/freezer. French doors open to the garden, making it a fantastic entertaining space. A separate utility room provides plumbing for a washing machine and tumble dryer and gives access to a convenient ground-floor cloakroom/WC.

Upstairs, a landing with loft access connects to four well-proportioned bedrooms and useful storage spaces. The principal bedroom enjoys bespoke fitted wardrobes and a stylish en suite shower room with WC, wash basin, and towel radiator. Bedrooms two and three are generous doubles with bespoke wardrobes, while the fourth double bedroom currently used as a home office/music room offers excellent versatility. The family bathroom features a contemporary suite with bath, shower over and glass screen, WC, wash basin, and towel radiator.

The front of the property benefits from a private driveway with parking for two vehicles, a garage with power, lighting and an electric vehicle charging point, and a pathway to the front door. The rear garden is beautifully landscaped, offering a patio seating area, kept lawn, mature planting, and secure fencing- perfect for family life or outdoor entertaining. This popular development is close to Carter Knowle Park and within easy reach of top-rated schools, regular bus links, and independent shops, cafes, and restaurants on Ecclesall and Abbeydale Road.



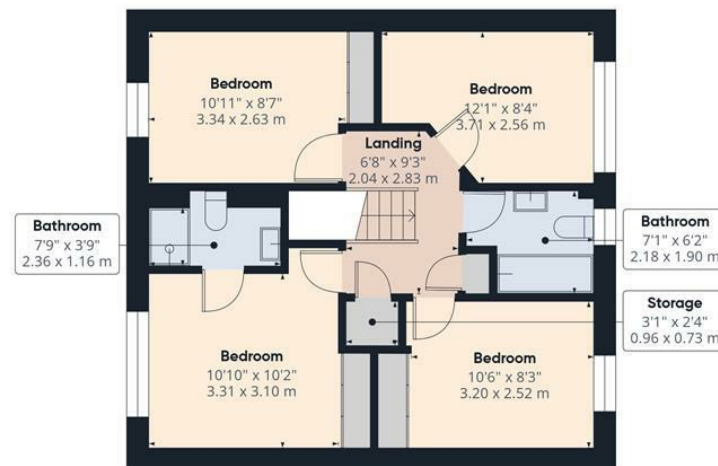
- FREEHOLD
- Immaculately presented four double bedroom detached house with en-suite to the master bedroom
- Excellent local amenities on Ecclesall and Abbeydale Road and green spaces nearby
- OFSTED "Outstanding" Mercia Academy close by
- Downstairs WC and utility room
- Bespoke fitted modern kitchen and dining area with French doors leading to the beautifully landscaped garden
- Bespoke fitted furniture to the bedrooms
- Garage and driveway for two vehicles with an electric vehicle charging point
- Fabulous landscaped garden with patio seating area, lawn and attractive evergreen mature plants
- EPC B rating







Ground Floor



Floor 1

Approximate total area^m

1124 ft²
104.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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