



13 Clifford Road, Nether Edge, Sheffield, S11 9AQ

Saxton Mee

13 Clifford Road

Nether Edge

Guide Price

£600,000

GUIDE PRICE: £600,000-£625,000

Situated in the ever-popular residential area of Brincliffe, this exceptional home is perfectly placed within easy reach of the vibrant amenities on Ecclesall Road and surrounded by an abundance of green spaces, including Endcliffe Park, Bingham Park, and the Botanical Gardens. With highly regarded schools close by, the property offers an outstanding opportunity for families seeking a spacious and characterful home.

A stunning four-bedroom semi-detached house, full of charm and individuality, it showcases high ceilings, stained glass windows, and large, airy rooms arranged over four floors.

The ground floor features a welcoming hallway leading to a bright and elegant lounge, a dining room that opens directly onto the conservatory, and a well-appointed kitchen. From the conservatory, doors open onto the beautiful rear garden, creating an ideal space for entertaining or relaxing with family.

On the first floor are three generously sized bedrooms along with a modern family shower room and additional facilities. The second floor reveals a superb attic bedroom, an excellent size with plenty of natural light, complemented by its own stylish shower room. This versatile space is perfect as a principal bedroom suite, guest accommodation, or a private retreat.

The basement level offers extensive storage options, while outside, the property benefits from a thoughtfully landscaped rear garden, an outside WC, and a private driveway providing off-road parking.

Combining generous proportions, period character, and a highly desirable location, this is a wonderful home that will appeal to families looking for both space and lifestyle.

- Highly sought-after Brincliffe location, close to Ecclesall Road, Endcliffe Park, Bingham Park, and the Botanical Gardens
- Four large and airy bedrooms arranged over four floors, including a superb attic bedroom with its own shower room
- Period character throughout with high ceilings, stained glass windows, and generous proportions
- Bright and spacious lounge and dining room, with the dining room opening directly onto the conservatory
- Conservatory providing access to a beautifully landscaped rear garden, perfect for entertaining or family life
- Modern family shower room on the first floor plus additional facilities, including an outside WC
- Excellent storage space with a versatile basement level
- Driveway parking and proximity to highly regarded local schools, making this an ideal family home







Basement
 Floor area 35.4 sq.m.
 (382 sq.ft.)

Ground Floor
 Floor area 80.5 sq.m. (867
 sq.ft.)

First Floor
 Floor area 62.3 sq.m.
 (671 sq.ft.)

Second Floor
 Floor area 48.9 sq.m.
 (526 sq.ft.)

Outbuilding
 Floor area
 10.2 sq.m.
 (110 sq.ft.)

Total floor area: 237.3 sq.m. (2,555 sq.ft.)

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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

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