



**Watt Lane Ranmoor Sheffield S10 5QW**  
**Asking Price £1,200,000**



## Watt Lane

Sheffield S10 5QW

**Asking Price £1,200,000**

**\*\*FREEHOLD\*\*** A truly exceptional, three bedroom, executive detached residence situated on this substantial plot of approximately half an acre in the leafy suburb of Ranmoor. The property benefits from gas central heating and uPVC double glazing throughout, as well as a private entrance with electric gates. The accommodation comprises: entrance hall with cloakroom and WC. Large L shaped lounge with sliding doors onto the patio. Bedroom four/study. A further reception room leads into the breakfasting kitchen having a range of wall, drawer and base units, double oven, gas hob, integrated dishwasher and space for a fridge freezer. Separate utility, store room and conservatory. To the right wing of this stunning home can be found three well proportioned bedrooms and the family bathroom. The master having a walk in wardrobe/dressing room and en-suite bathroom. Bedroom two also has an en-suite WC. All three bedrooms benefit from fitted wardrobes. Loft space ideal for storage. Bedroom two also has an en-suite WC. All three bedrooms benefit from fitted wardrobes. Loft space ideal for storage.

- FREEHOLD
- APPROX 0.5 ACRE PLOT
- POTENTIAL TO MODERNISE AND/OR EXTEND (STPP)
- PRIVATE GATED ENTRANCE
- BEAUTIFUL WRAPAROUND GARDENS
- VIEWING ESSENTIAL







## OUTSIDE

The property enjoys approximately 0.5 acres of beautifully manicured mature grounds, surrounded by trees and a stone wall giving privacy right the way around this substantial plot. Gated entrance and block paved driveway, leading to the double width integral garage with electric up and over door and inspection pit. A range of patio areas ideal for entertaining. Large timber workshop ideal for the keen craftsman.

## LOCATION

Located in the highly sought after area of Ranmoor, but close to amenities at Crosspool and Broomhill. Excellent catchment for schools. Easy access to Sheffield city centre, central Hospitals and Universities.

## VALUER

Lewis Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.





Total area: approx. 244.2 sq. metres (2628.7 sq. feet)  
Floor plans are for guidance purposes only and under no circumstances should they be relied upon for use in planning carpets and other such fixtures fittings or furnishings. All measurements are approximate.  
Plan produced using Planlup.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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

