

Saxton Mee

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Sandygate Park Sandygate Sheffield S10 5TZ
Offers Around £1,250,000

St Luke's
Sheffield's Hospice

Sandygate Park

Sheffield S10 5TZ

Offers Around £1,250,000

An incredibly exciting opportunity has arisen to purchase this impressive six bedroom detached family home which is located on a highly sought after road within the popular area of Sandygate S10. Well presented throughout, the property was built in 2009 and enjoys over 3500 square feet of accommodation spread over three floors and allowing for versatile living. Briefly, the accommodation on the ground floor which has Karndean flooring with underfloor heating comprises a porch which leads into a spacious entrance hall with an Oak staircase, that in turn leads to a WC/Cloakroom, and an office/study that has built-in Neville Johnson furniture. There is a dining room to the front aspect, a 21ft lounge which has both a south facing window and French doors to the rear garden along with Russell & Hutton built-in alcove storage and an impressive log burning stove. Furthermore there is a spacious kitchen breakfast room that has patio doors to the rear, and access into a useful utility room before reaching the double garage via a boot/boiler room. The first floor has a large master bedroom which has a walk-in wardrobe and ensuite bathroom, a second double bedroom that also has a walk-in wardrobe and ensuite shower room, a third double bedroom that has an ensuite shower room, and a fourth double bedroom. From the landing area a corridor leads to a 30ft room above the garage that is currently used as a games room/cinema room, but could equally be used for a variety of purposes. On the second floor there are two further double bedrooms, and a bathroom.

- DETACHED FAMILY HOME
- SIX DOUBLE BEDROOMS
- FOUR BATH/SOWER ROOMS
- OVER 3500 SQUARE FEET
- OPEN PLAN KITCHEN DINER
- SOUTH FACING GARDEN
- GENEROUS OFF ROAD PARKING
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- CLOSE TO AMENITIES



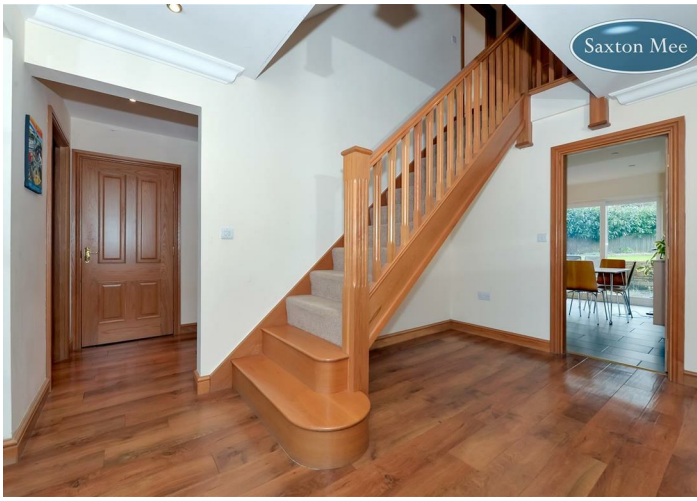
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OUTSIDE

To the front there are low maintenance gardens that include lawn areas and established shrubs/trees, with a block paved driveway that offers generous off road parking and leads to a double garage which has an EV charging point. At the rear is a perfectly private south facing garden that has a paved patio area, raised lawn, established plants, and a pond.

LOCATION

A highly sought after location which falls into the catchment area for excellent schools including Lydgate Infant and Junior school, and Tapton Secondary School. There is easy access to the main city hospitals and two Universities while in the opposite direction you will find the beautiful open spaces of the Peak National Park. Sheffield City centre is less than 3 miles away, which has all of amenities you would expect of such a large vibrant city, while more locally there is a fantastic selection of shops found in Crosspool and Broomhill.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band G.

VALUER

Chris Spooner

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-91)	B		
(85-80)	C		
(65-64)	D		
(51-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(65-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	76	79