



Westwood Road Nethergreen Sheffield S11 7EY
Offers Around £600,000

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This incredible five bedroom substantial family home is located on a quiet no through road with wonderful views overlooking Bingham Park and Whiteley Woods. Well presented throughout the property has been sympathetically updated by the current owners since 2016, and includes an impressive open plan kitchen diner, and a versatile family room on the ground floor which can be easily used as a further bedroom. The property further benefits from being electrically rewired in 2016, a new gas central heating system in 2017, and a landscaped garden to the rear.

The living accommodation briefly comprises: enter through a small porch into the entrance hall that has access to the lounge and open plan kitchen diner which has oak wood floors, handle-less fitted units with solid wood worktops and a range of integrated appliances including electric oven, microwave oven, five ring gas hob, fridge/freezer, and a dishwasher. Original ceiling coving and period fireplace in the dining area. Stairs descend to the versatile family room which has wood floors and French doors to the front, a shower room and utility area. The bay windowed lounge with wood floors, ceiling coving, picture rail and feature fireplace.

To the first floor landing access to three bedrooms, the family bathroom and a laundry cupboard which has plumbing and space for a washing machine and tumble dryer. Double bedroom one to the front has fitted wardrobes and a picture rail. Double bedroom two to the rear has a feature fireplace, ceiling coving and picture rail. Bedroom three is currently used as a home office. The beautifully appointed bathroom has wood floors, a double glazed sash window, heated towel rail, white suite including a free standing bath, wash hand basin, WC, and large walk-in shower enclosure.

To the second floor access to two further bedrooms. Double bedroom four has engineered oak flooring and a shower room. Bedroom five has useful fitted cupboards and a dormer window.

- STUNNING FAMILY HOME
- FIVE BEDROOMS, THREE BATH/SOWER ROOMS
- LOUNGE WITH BAY WINDOW
- FABULOUS OPEN PLAN DINING KITCHEN
- VERSATILE FAMILY ROOM
- WEST FACING LANDSCAPED REAR GARDEN
- SOUGHT-AFTER LOCATION
- WELL REGARDED SCHOOLS
- AMENITIES CLOSE-BY





OUTSIDE

To the rear is a low maintenance west facing walled garden with an artificial grass lawn, paved patio area, and a gate to side/rear access.

LOCATION

Nethergreen is a popular location, being perfectly situated close to Endcliffe and Bingham Parks, ideal for families and those that like long walks and the outdoors. There are some lovely local shops, a good range of amenities, coffee shops and restaurants at Nethergreen, including Borgo's and the award winning Rafter's. Within catchment for excellent schools and within easy reach of the City centre, hospitals and universities.

MATERIAL INFORMATION

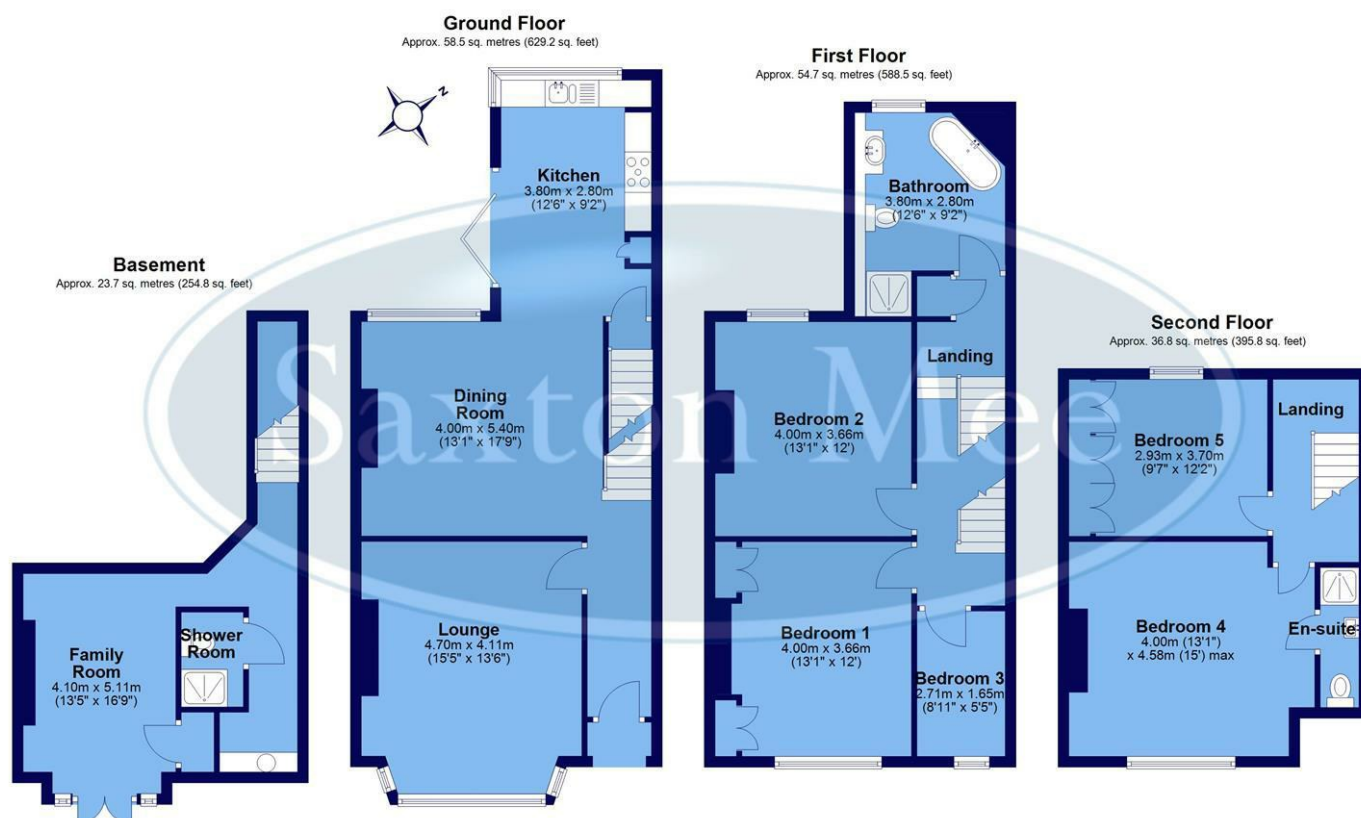
The property is Leasehold with a term of 800 years running from the 29th September 1906.

The property is currently Council Tax Band D.

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.



Total area: approx. 173.6 sq. metres (1868.4 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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