







10 Rochester Drive

Lodge Moor • Sheffield • S10 4JN

Guide Price £525,000 - £550,000

A superb effectively extended 4 bedroom detached house located in Lodge Moor. The property offers flexible accommodation over 3 levels, has an en-suite shower room, built-in kitchen appliances, uPVC double glazing, gas central heating with combination boiler, garage/store, garden office and stands in beautifully maintained gardens. The accommodation comprises: Porch leads to an entrance hallway with an understairs store cupboard. W.C in white with a circular basin and extractor. Living room with a feature fireplace having a coal effect living flame gas fire. archway leads to a dining area and sun room with patio doors to the garden. Breakfast kitchen having a range of cherry wood effect shaker style units, hob, oven, extractor, plumbing for a dishwasher and washing machine. First floor landing. Three bedrooms all having fitted furniture. Stunning bathroom having a white suite, corner bath with a rainfall shower, vanity unit, chrome heated towel rail, underfloor heating, fully tiled and extractor. Further staircase to the master bedroom, dormer & Velux window creating a light and airy feel and enjoying a lovely aspect. En-suite shower room in white, chrome ladder radiator, extractor and fully tiled. Pebbled front garden with shrubs and trees. Double block paved driveway to a garage/store and to the rear of the property there is a delightful garden with block paved patio, shaped lawn with flower, shrub and tree borders, stone patio and fabulous garden office with power. Rochester Drive is ideally placed for access to a good range of local amenities including shops, pubs, reputable schools, Hallamshire Golf Course, parks and country walks and is close to the Peak District. There are transport links to the universities, hospitals and Sheffield city centre.





- Effectively Extended 4 Bedroom Detached
- Built-In Kitchen Appliances
- Coal Effect Living Flame Gas Fire
- Superb Garden Office
- Beautifully Maintained Gardens
- En=Suite Shower Room
- uPVC Double Glazing
- Combination Boiler
- Excellent Amenities & Transport Links
- Freehold





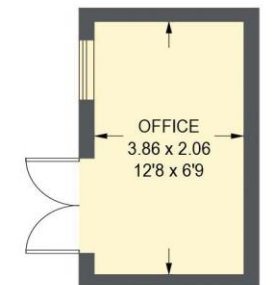
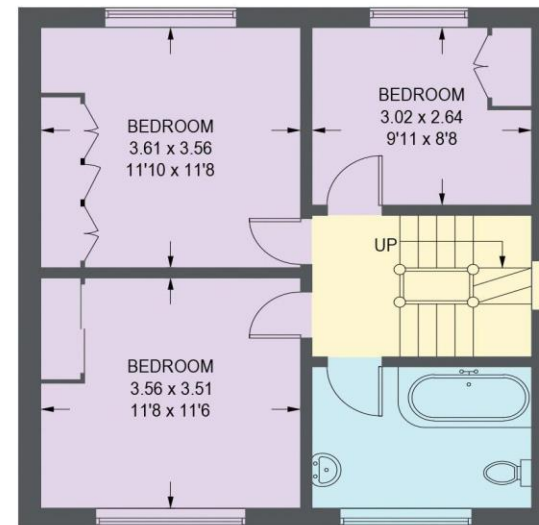
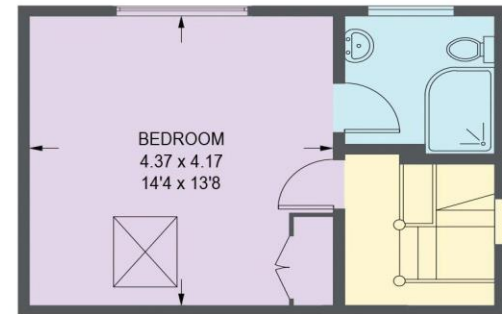
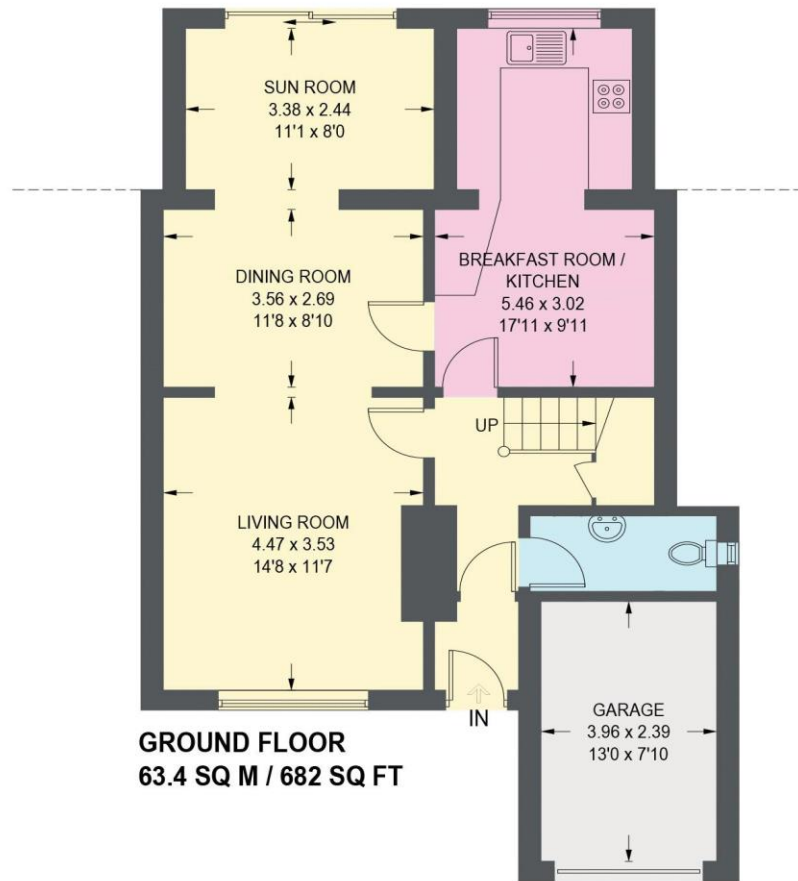
10 ROCHESTER DRIVE

APPROXIMATE GROSS INTERNAL AREA = 140.2 SQ M / 1508 SQ FT

GARAGE = 9.5 SQ M / 102 SQ FT

OUTBUILDING = 7.9 SQ M / 85 SQ FT

TOTAL = 157.6 SQ M / 1695 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate, not to scale.



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