







## 37 Grove Road

Millhouses • Sheffield • S7 2GY

Guide Price at £650,000 to £700,000

A fabulous, attractive stone built semi-detached house situated on an extremely popular road in Millhouses, Close to highly regarded schools. Spacious accommodation on three floors, with a rear extension, with 6 bedrooms and 3 bathrooms, retaining period features, complimented by stylish decor, a modern open plan breakfast kitchen, and modern bathrooms. Measures an impressive 2,856 sq.ft. Direct access onto a south facing rear garden with a stone outbuilding, currently used as a home office. Driveway. Benefits from gas central heating with a new boiler in 2021, double glazing, and a security alarm. Freehold. Double doors open into a reception lobby, retaining period features including an inner door with further stained glass, opening into an impressive reception hall, making a positive impression. The hallway sets the theme, being generous in size with high ceilings and period features, finished with Farrow & Ball tones. Under the stairs, there is a cloakroom with a WC and a wash basin. The front bay window lounge, is lovely, being homely whilst generous in size, with a focal log burner, and a larger size front bay window overlooking the garden. The adjoining dining room offers versatility with a doorway into an extended breakfast kitchen. It can be used as a formal dining room or a more informal family room. The breakfast kitchen has a range of modern, gloss fronted, fitted units with granite worktops and a popular central island with a breakfast bar. Included within the sale is an integrated double oven, an induction hob with an extractor above, along with a dishwasher. There is plumbing for a washing machine and space for an American style fridge freezer. A tiled floor flows into an extension, adding valuable space, and direct access onto the garden. A door from the hallway provides access to the basement, comprising of numerous cellars. On the upper floors, there are four bedrooms on the first floor, including a spacious master bedroom with an en-suite shower room, along with the family bathroom. The family bathroom has a white suite including a bath, a separate double shower enclosure, a wash basin, WC, finished with a tiled floor. One of the bedrooms could be used as a home office. On the second floor, there are a further two double bedrooms, both a good size, along with a shower room. A ceiling hatch with a ladder provides access to a partially boarded loft for storage. There is additional storage space in a different roof void towards the rear of the property. Outside, the property stands extremely well, set back from the road behind a lawned garden with mature planting. A driveway provides off-road parking for 2/3 vehicles. Gated access to the side leads into a south facing rear garden, enclosed, with a lawn, an Indian Stone flagged patio, a children's play area, and a stone outhouse. The outhouse has power, lighting, a tiled floor, modern decor, a window, and has been used as a home office. Grove Road is an extremely popular road, well-placed for local shops and amenities in Millhouses, highly regarded schools, Millhouses Park and Ecclesall Woods, public transport and access to Dore Train Station, the city centre, hospitals, universities, and the Peak District.



SAMSUNG



- Attractive Stone Semi-Detached House
- 6 Bedrooms & 3 Bathrooms
- Spacious over 3 Floors with 2,856 sq.ft
- Retains some Wonderful Period Features
- Extended Breakfast Kitchen

- South Facing Enclosed Garden
- Driveway for 2/3 Vehicles
- Close to Highly Regarded Schools
- Extremely Popular Road in Millhouses
- Freehold





# 37 GROVE ROAD

APPROXIMATE GROSS INTERNAL AREA = 265.3 SQ M / 2856 SQ FT

CELLAR = 61.6 SQ M / 663 SQ FT

TOTAL = 326.9 SQ M / 3519 SQ FT

(INCLUDING EAVES / EXCLUDING OUTBUILDING)

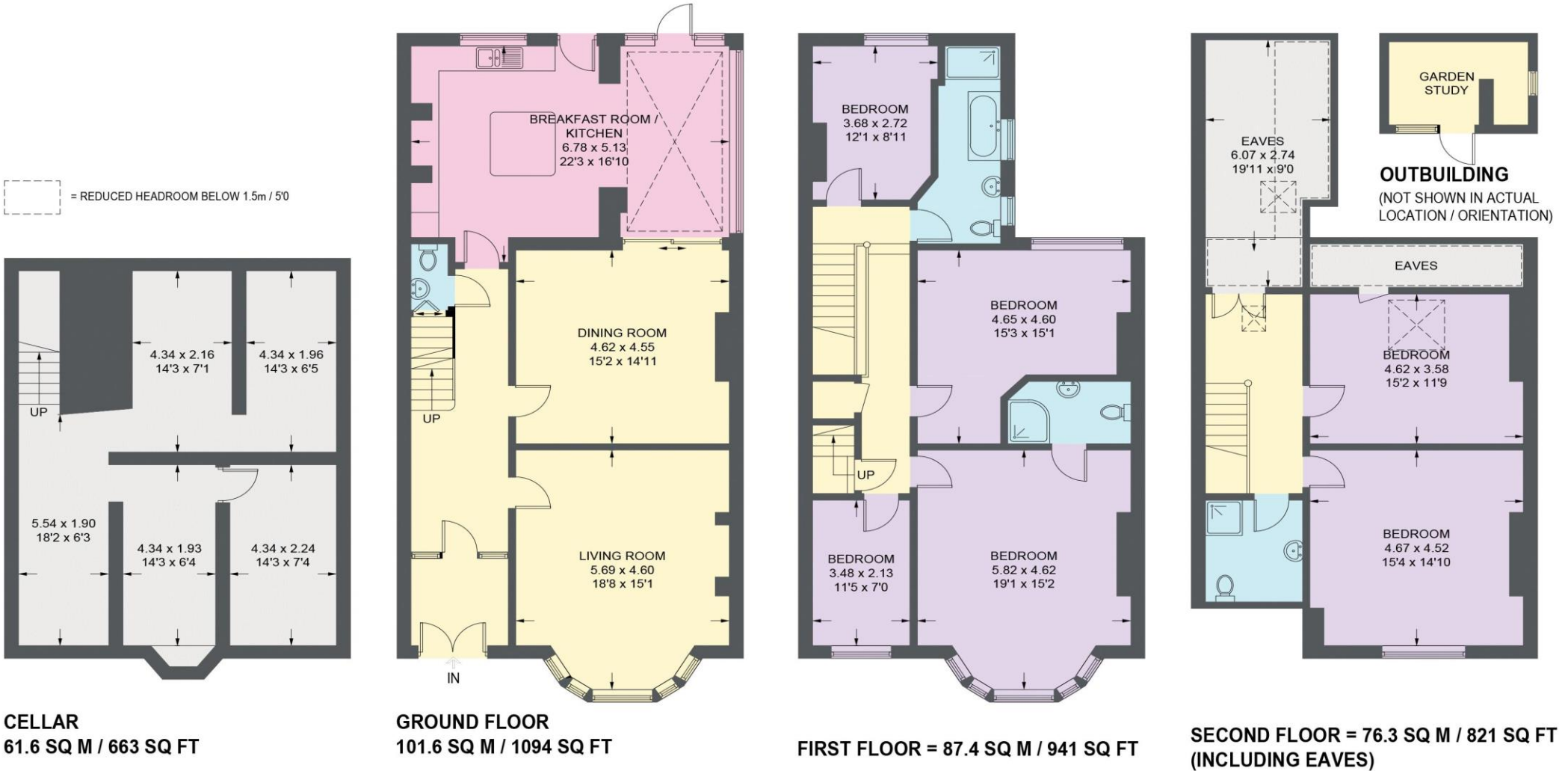


Illustration for identification purposes only, measurements are approximate, not to scale.



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