





## 358 Ecclesall Road South

Parkhead • Sheffield • S11 9PY

Offers in the Region of £795,000

Standing within beautiful, landscaped gardens overlooking the cricket ground is a spacious 5-bedroom family home ideally located on Ecclesall Road South. Well-proportioned accommodation over 3 levels offering flexible living including a fabulous top floor snooker room equipped with bar and full-sized snooker table. Landscaped lawns to front and rear, providing direct access to a generously sized garage providing great potential. The main entrance opens into a welcoming hallway fitted with built in cloakroom storage, WC and utility store housing the Worcester combination boiler, There are 2 elegant front facing bay windowed reception rooms overlooking the enclosed attractive front garden. The lounge features an ornate fire surround housing a gas coal effect fire. At the rear a light and airy cosy family room is flooded with natural light and adjoins the kitchen. Fitted with white wooden shaker style wall and base units, complementary worktops and a dining table offering beautiful rear garden aspect. Integrated appliances include a Bosch double oven, 4 ring gas hob and space with plumbing for freestanding appliances which are all available within the sale. Rear door porch provides direct access to the garden. The first-floor landing features 4 bedrooms, 3 spacious double bedrooms and a small bedroom/study. The master bedroom is fitted with bespoke wardrobes and ensuite bathroom. The family bathroom is equipped with 3-piece white suite and separate shower cubicle. Stairs rise to the second floor providing a fabulous versatile area commanding superb far-reaching views. Currently designed to offer a snooker room, a great entertaining space with bespoke bar. Externally a wraparound garden provides landscaped lawn to the front and rear all enclosed and enhanced by established trees and planting. A driveway provides off street parking leading to a generous garage, large enough to accommodate 4 vehicles offering great potential to develop or convert. Ecclesall Road South is an extremely sought-after location in the south-west of Sheffield, well-placed for highly regarded local schools, shops and amenities, recreational facilities, public transport and access to the city centre, hospitals, universities, Dore Train Station and the Peak District. Freehold. No Chain.



- Fabulous Detached Family Home
- Offering Great Potential
- Flexible Living Arranged Over 3 Floors
- 3 Receptions Rooms
- 5 Bedrooms & Master Ensuite

- Great Location & Views
- Landscaped Wraparound Gardens
- Driveway & Generous Garage
- Freehold
- Council Tax Band G, EPC E



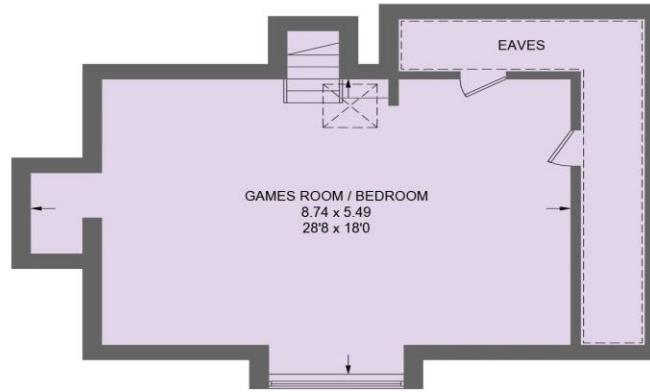
# 358 ECCLESALL ROAD, SOUTH

APPROXIMATE GROSS INTERNAL AREA = 241.2 SQ M / 2596 SQ FT

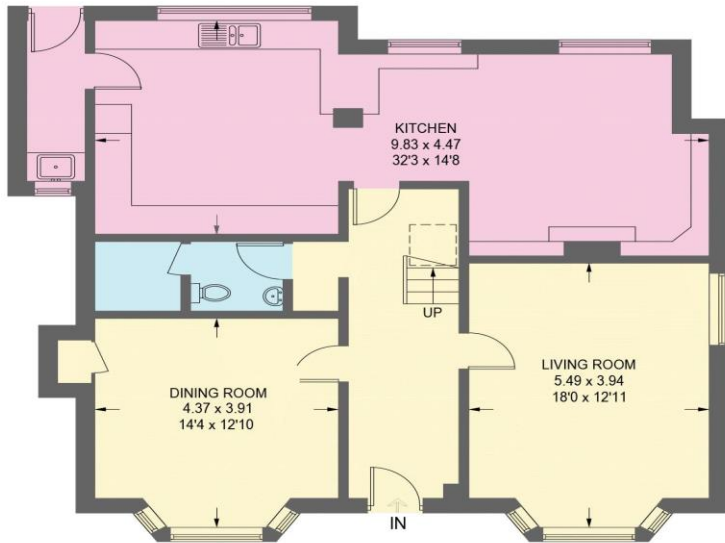
GARAGE = 62.2 SQ M / 669 SQ FT

TOTAL = 303.4 SQ M / 3265 SQ FT

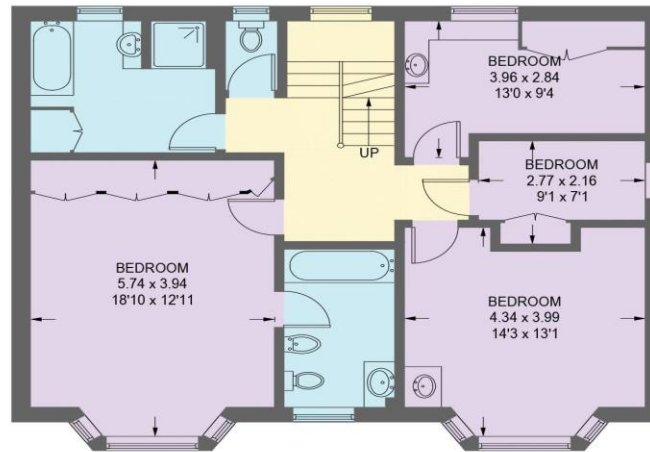
 = REDUCED HEADROOM BELOW 1.5m / 5'0



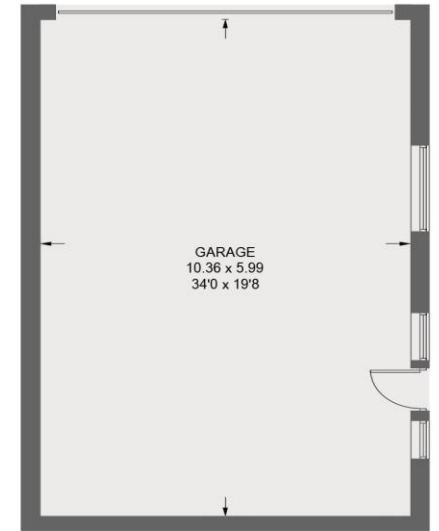
SECOND FLOOR = 58.0 SQ M / 624 SQ FT



GROUND FLOOR = 100.7 SQ M / 1084 SQ FT



FIRST FLOOR = 82.5 SQ M / 888 SQ FT



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

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

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.