







6 King Edwards

Rivelin • Sheffield • S6 5SQ

Offers Over £475,000

3 Years Service Charge Included

Recently refurbished, Grade II listed, charming 3 double bedroom bungalow. Retaining Georgian features, the property is located on the sought after, King Edwards Development in Rivelin, S6. Set in stunning, secure grounds with an onsite tennis court and gymnasium, benefits from two allocated parking spaces and private, enclosed garden. The front door opens into a spacious entrance hallway with solid oak flooring which flows into the stunning open plan kitchen/living room flooded with natural light courtesy of three sash windows to each side, fabulous high ceilings and modern radiators. The recently refurbished kitchen has a range of pale grey high gloss base and wall units with wood effect work surfaces and breakfast bar. There are integrated appliances including an electric hob, Samsung electric oven and a cupboard which houses the washing machine. At the far end of the hallway is the master bedroom with front facing sash window, en-suite tiled shower room fitted with white suite, electric shower, WC, hand wash basin and towel radiator. There are two further double bedrooms with front facing sash windows, beautifully presented in neutral tones and carpets. The spacious family bathroom includes a traditional 3-piece white suite and separate shower enclosure, finished with tiled walls and solid oak flooring. Outside, to the rear is an enclosed, private garden with stone chipped patio, lawn, shed, storage box, outside power and security lighting. The bungalow is secluded within beautiful, communal gardens adjoining private woodland with beehives. A short walk along the woodland path leads to Stannington village. There is a tennis court with basketball net, gymnasium and useful communal storage room. Features two allocated parking spaces outside the property and access into the development is via gates operated by a secure keypad entry system. A regular bus service into the city centre and out to numerous peak district villages is just 0.4 miles from the development. The complex is well-served by a range of local taxi companies. Leasehold 976 years remaining. Ground Rent £228 pa Service Charge £190/month



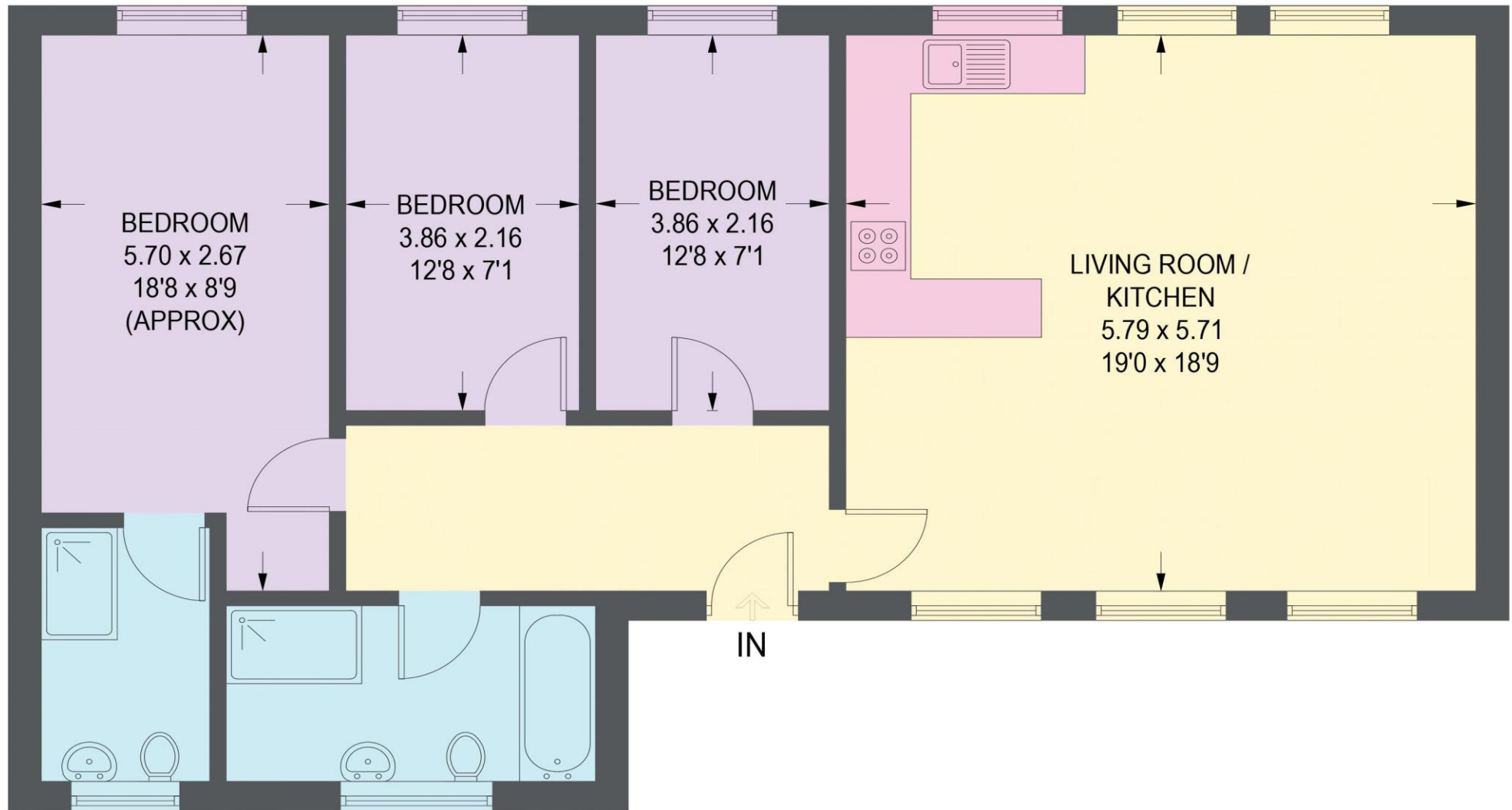


- Fabulous Grade II Listed Semi Detached Bungalow
- 3 Double Bedrooms & 2 Bathrooms
- Superb Dual Aspect Open Plan Living Area
- Recently Refurbished
- Secure Gated Access
- Allocated Parking & Visitor Spaces
- Private, Enclosed Garden with Storage
- On-Site Gymnasium & Tennis Courts
- Fabulous Landscaped Woodland & Gardens



6 KING EDWARDS

APPROXIMATE GROSS INTERNAL AREA = 85.3 SQ M / 918 SQ FT



GROUND FLOOR

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.



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