







9 Prospect Place

Totley Rise • Sheffield • S17 4HZ

Asking Price £795,000

A fabulous 5-bedroom red brick built, detached family home with superb views towards Blacka Moor and the Peak District. Generously proportioned flexible accommodation retaining many period features incorporating impressive basement cinema room, 2 spacious reception rooms, open plan dining kitchen, 5 good sized bedrooms, extensive off-road parking and enclosed rear garden. A striking period property creating a fabulous family home. Period front door opens into a tiled porch and inner hallway creating a great first impression. There are 2 generously proportioned front facing reception rooms, retaining period charm. The lounge is complemented by multi fuel stove and chevron style floor. The dining room with panelled walls, incorporates built in storage and feature fireplace. Overlooking the rear garden with French door offering direct access is a modern kitchen centred around a focal island providing sink, gas hob and seating. Concealed behind sliding frosted glass doors are further appliances, storage and a separate utility room. Stairs descend to an impressive family/cinema room located in the basement alongside a cellar providing generous storage. The first floor comprises of 4 bedrooms, 3 good sized double bedrooms and one currently used as a dressing room/study. The family bathroom is equipped with traditional suite and separate shower, stylishly presented. The second floor creates a fabulous master suite which offers a spacious double bedroom, sitting area and dressing room complete with shower, WC and hand wash basin. Externally is an extensive driveway providing off street parking for multiple vehicles and enclosed front garden. Through secure gates at the rear is a fully enclosed garden predominantly laid to lawn including a composite decked patio, outbuildings, and summer house. Prospect Place is well-served by local shops and amenities, highly regarded schools, numerous recreational facilities, public transport, and access links to Dore Train Station, the city centre, hospitals, universities, and the Peak District.





- Fabulous Detached Family Home
- Superb Views Towards Blacka Moor & Peak District
- 5 Bedrooms & 2 Bathrooms
- 3 Reception Rooms
- Impressive Family / Cinema Room
- Flexible Accommodation Over 4 Floors
- Enclosed Rear Garden & Outbuildings
- Generous Driveway
- Freehold & No Chain
- Council Tax Band F, EPC Rating D



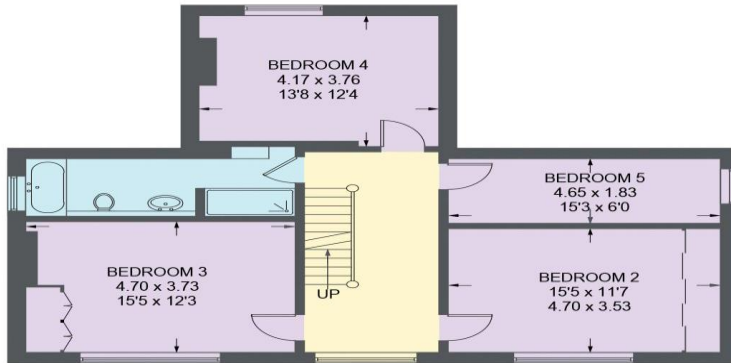
THE POPLARS

APPROXIMATE GROSS INTERNAL AREA = 236.6 SQ M / 2546 SQ FT

BASEMENT = 45.2 SQ M / 486 SQ FT

OUTBUILDING = 18.1 SQ M / 195 SQ FT

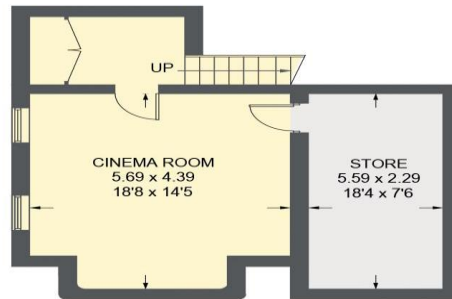
TOTAL = 299.9 SQ M / 3227 SQ FT



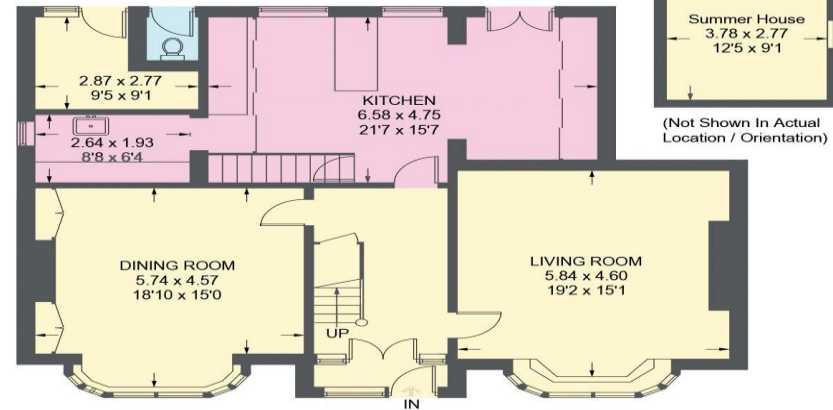
FIRST FLOOR = 82.6 SQ M / 889 SQ FT



SECOND FLOOR = 51.5 SQ M / 554 SQ FT



BASEMENT = 45.2 SQ M / 486 SQ FT



GROUND FLOOR = 102.5 SQ M / 1103 SQ FT

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

