











## 20 Queen Victoria Road

Totley • Sheffield • S17 4HT

Asking Price £550,000

Thoughtfully conceived, effectively extended fabulous 5-bedroom semi-detached family home offering superb far-reaching views. Flexible open plan living creates the hub of the home which opens onto an impressive landscaped rear garden with raised patio taking full advantage of the view on offer. Benefits from off street parking for 2 vehicles. The ground floor is a generously proportioned open plan, flexible living space creating the hub of the home. A cosy bay fronted lounge adjoining the versatile dining area with French doors, offering a pleasant garden outlook and direct access. The spacious kitchen is fitted with wooden shaker style units, contrasting worktops and matching tiled splashbacks. Integrated appliances include fridge, freezer, dishwasher, wine fridge and Smeg range oven with 4 ring gas hob and grill plate. A separate utility room provides further storage and ground floor WC. The snug creates an additional flexible room, ideal for home office or playroom. The first floor comprises of 5 bedrooms, 4 double rooms and smaller home office with pleasant garden views to the rear and fabulous far-reaching views to the front. The main bedroom is complemented by sliding door mirrored wardrobes and ensuite bathroom. The family bathroom is equipped with 3-piece white suite, separate shower cubicle and chrome heated towel rail. Externally a driveway provides off street parking for 2 vehicles and landscaped front garden. At the rear a stone patio adjoins the indoor living space with steps rising to generous enclosed lawn and impressive raised patio taking full advantage of the far-reaching views. Queen Victoria Road is an extremely popular road, well-placed for local shops and amenities, highly regarded schools, recreational facilities, public transport and access to Dore Train Station, the City Centre, hospitals, universities, and the Peak District.









- Effectively Extended Semi-Detached Family Home
- Fabulous Landscaped Garden
- Sought After Location in Totley
- Stunning Far-Reaching Views
- Fabulous Open Plan Flexible Living Space
- Driveway & Raised Front Garden
- Generously Proportioned Accommodation
- Freehold
- 5 Bedrooms & 2 Bathrooms
- Council Tax Band D, EPC TBC

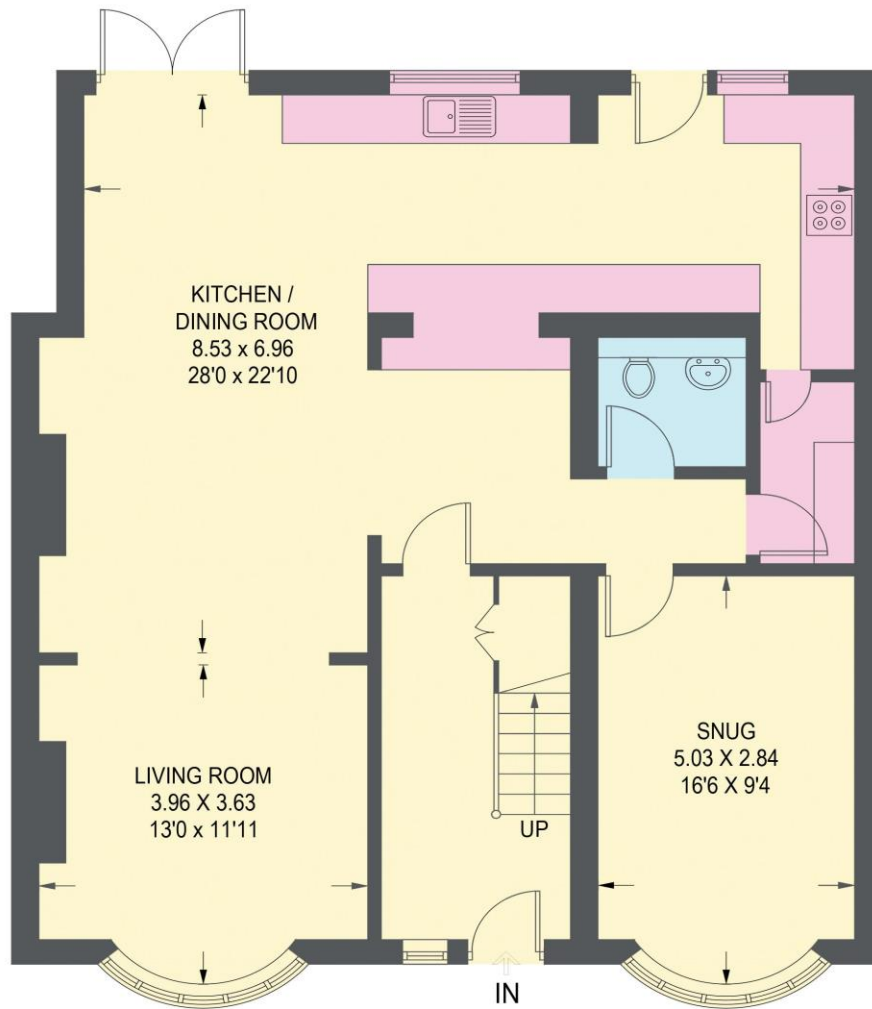




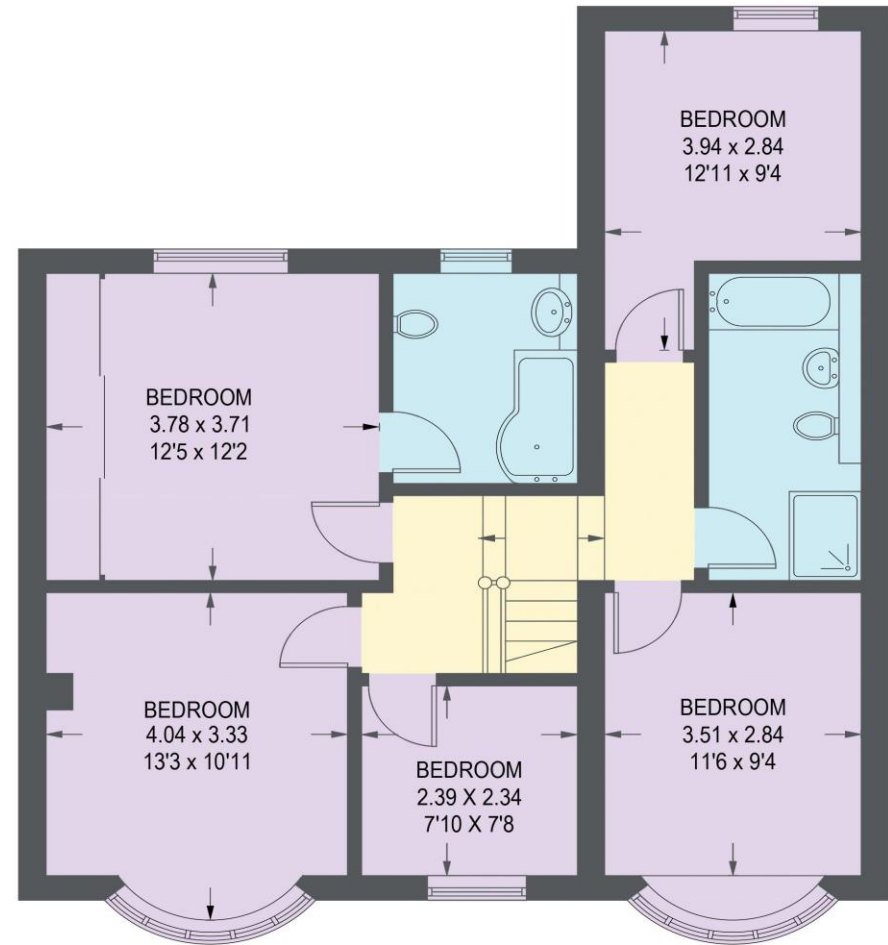


# 20 QUEEN VICTORIA ROAD

APPROXIMATE GROSS INTERNAL AREA = 169.6 SQ M / 1826 SQ FT



**GROUND FLOOR = 93.6 SQ M / 1007 SQ FT**



**FIRST FLOOR = 76 SQ M / 819 SQ FT**

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





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