







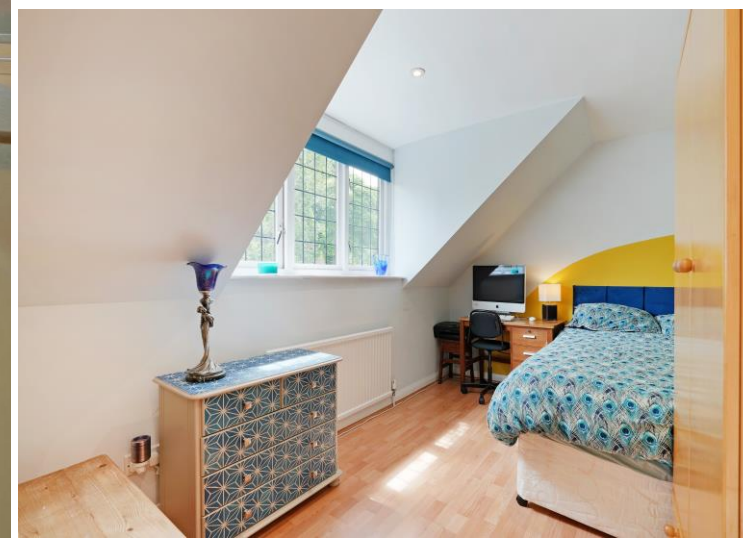
## 14 Moorbank Road

Sandygate • Sheffield • S10 5TR

Guide Price £675,000 - £700,000

Located in a highly sought after suburb overlooking Rivelin Valley is a superb 5 double bedroom detached family home with a lower level self-contained 1 bedroom annexe, opening out onto a generous composite decked patio, adjoining the enclosed rear garden. Ideal for extended families or offering versatility to meet buyers requirements. In total measuring an impressive 2475.7 sq ft arranged over 3 floors. A much-loved family home which benefits from a generous rear garden, driveway for multiple vehicles, a garage, gas central heating and double glazing. Freehold. The ground floor enters through a front porch and inner hallway providing a WC and a cloak cupboard. A generously proportioned dual aspect lounge is complemented by a feature fireplace, bespoke bookcase with media storage, and sliding patio doors to the rear, offering access to a private balcony and stunning woodland views. Also overlooking the garden offering a pleasant outlook is a dining room and kitchen, the latter fitted with shaker style units, incorporating an integrated double oven, induction hob, and extractor. Door into an adjoining utility room. The first floor comprises of four light and airy double bedrooms, beautifully presented, and a family bathroom equipped with a 3-piece white suite. Accessed from the entrance hallway are stairs descending to a fabulous self-contained one double bedroom apartment opening through sliding patio doors onto the generous composite decked patio. The lower ground offers versatility and valuable additional space. Externally, a driveway creates off street parking for multiple vehicles, leading to an integral garage. To the rear of the property is a private balcony from the lounge and a generous size composite decked patio raised above a stunning established garden, predominantly laid to lawn complemented by mature planting, creating a fabulous outdoor space. Moorbank Road is an extremely sought-after road, well-served by local shops and amenities in Crosspool, Ranmoor, and Fulwood, highly regarded local schools, recreational facilities, public transport, and access links to the city centre, hospitals, universities, and the Peak District.





- Detached Family Home with Annexe
- 5 Double Bedrooms & 2 Bathrooms
- Self Contained 1 Double Bedroom Apartment
- Measuring an Impressive 2475.7 sq ft
- Flexible Accommodation Arranged Over 3 Levels

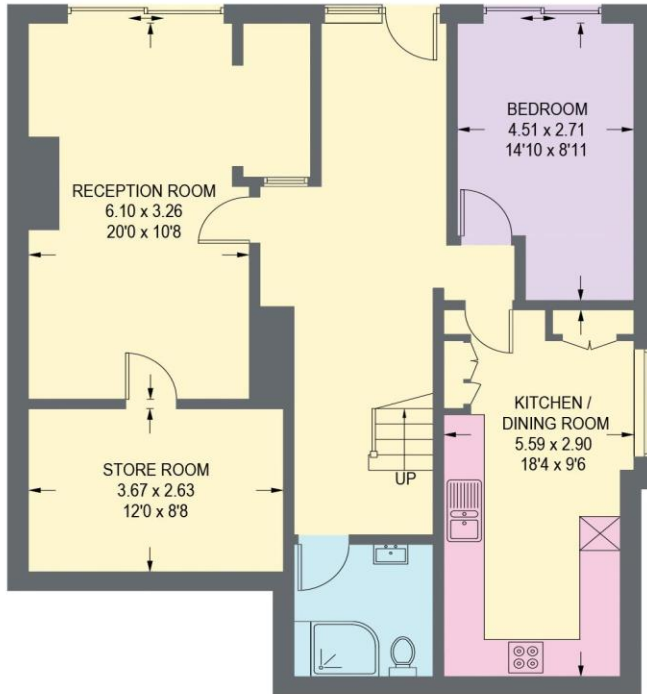
- Superb Mature Garden & Decked Patio
- Stunning Views Towards Rivelin Valley
- Driveway & Integral Garage
- Freehold
- Council Tax Band F, EPC Rating C



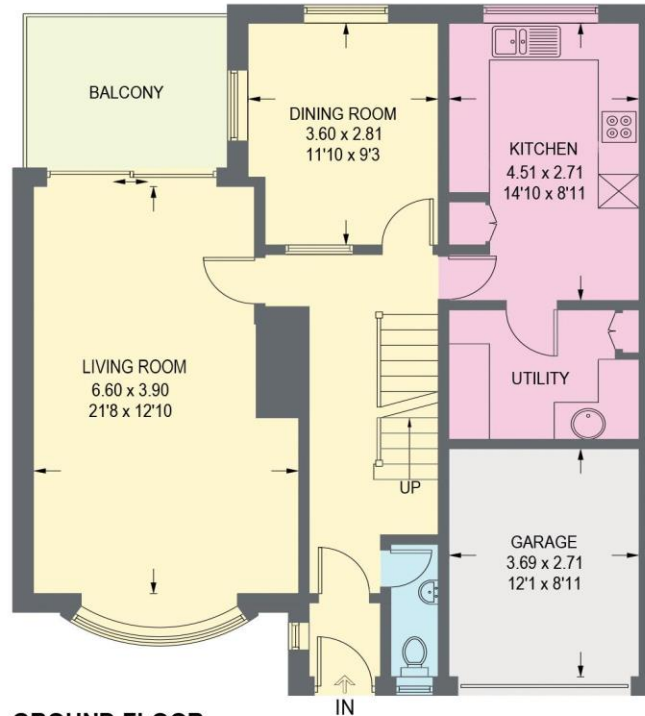


# 14 MOORBANK ROAD

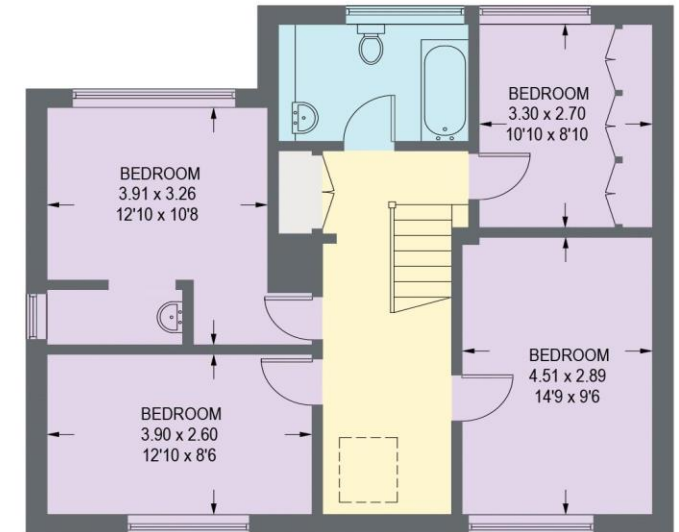
APPROXIMATE GROSS INTERNAL AREA = 230.0 SQ M / 2475.7 SQ FT  
(INCLUDING GARAGE)



**LOWER GROUND FLOOR**  
84.3 SQ M / 907.9 SQ FT



**GROUND FLOOR**  
79.1 SQ M / 851.4 SQ FT



**FIRST FLOOR**  
66.6 SQ M / 716.4 SQ FT

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



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