











## 52 Oakhill Road

Nether Edge • Sheffield • S7 1SH

Offers in the Region Of £895,000

Stunning four double bedroom, detached family home in the heart of Nether Edge Village, named as one of the top locations to live in by The Sunday Times 2024. This desirable extended family home, has an open plan kitchen/living/dining area to the rear, with bi-folding doors opening onto the easy to maintain garden with patios, lawn, established borders, pond, orchard, granite/decked terrace. Along with an outdoor covered kitchen/cooking/entertaining area, a home office/bar/multi use room and a further stone outbuilding. This beautiful property offers modern open plan living with two further reception rooms and large utility room, four double bedrooms and three bathrooms and two downstairs WC's. Oakhill Road is in the heart of the desirable Nether Edge Village and well placed for access to local amenities with various independent shops, cafes, bars and international eateries, including the nationally highly acclaimed Bench bistro/bar as well as being in the catchment for local reputable schools. Brincliffe Edge Woods and Chelsea Park are on the doorstep and the Peak District a short drive away.









- Stunning Detached Family Home
- 4 Double Bedrooms
- Superb Open Plan Living/Dining/Kitchen
- Bi-fold Doors into Garden
- Beautiful Garden & Entertaining Area
- Outbuildings/Home Office
- Freehold
- 3 Bathrooms & 2 Downstairs WC's
- Driveway & Garage
- Council Tax band D, EPC rating C

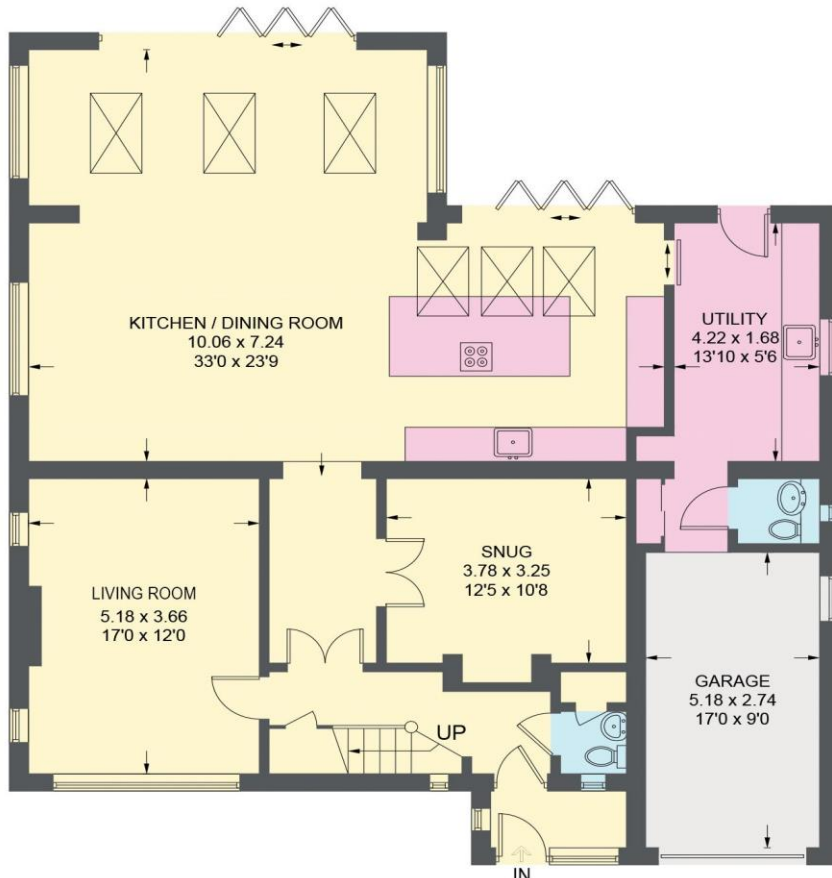




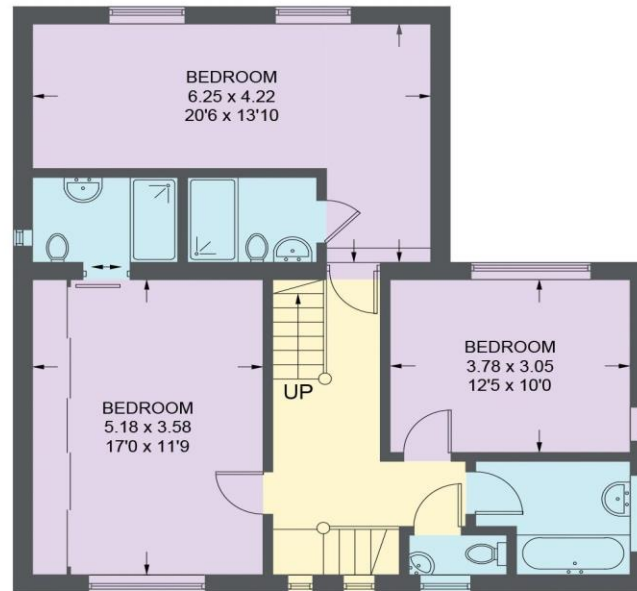


# 52 OAKHILL ROAD

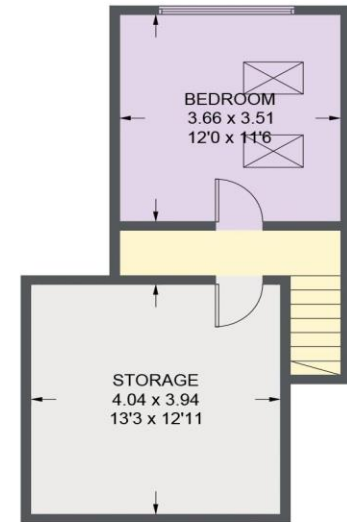
APPROXIMATE GROSS INTERNAL AREA = 259.7 SQ M / 2795 SQ FT  
(INCLUDING GARAGE)



**GROUND FLOOR = 148.1 SQ M / 1594 SQ FT  
(INCLUDING GARAGE)**



**FIRST FLOOR = 77.5 SQ M / 834 SQ FT**



**SECOND FLOOR = 34.1 SQ M / 367 SQ FT**

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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