









## 65a Rowan Tree Dell

Totley • Sheffield • S17 4FL

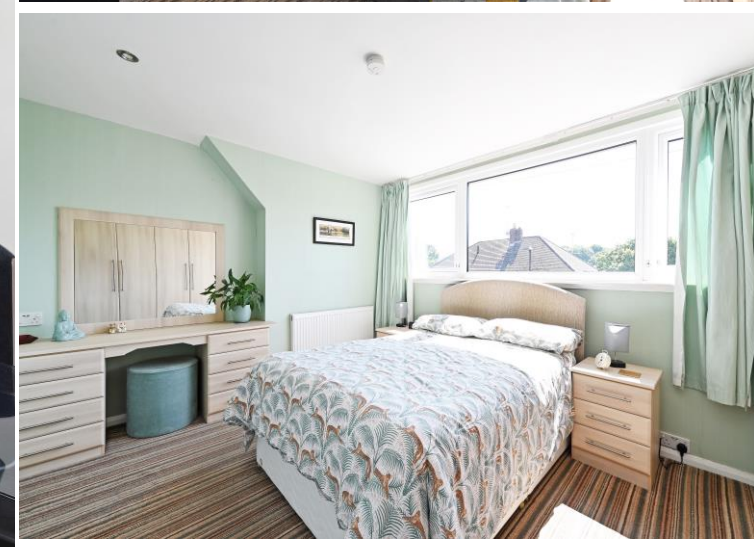
Guide Price £475,000 - £495,000

A fabulous, extended 4-bedroom detached property located on a very popular cul de sac in Totley, S17. Well maintained and beautifully presented accommodation on two floors with a stunning modern kitchen and bathroom, two reception rooms, a double entry driveway, and a landscaped rear garden with a versatile garden studio. A perfect family home with reputable schools in catchment. Benefits from combination gas central heating and double glazing. Freehold. The property enters through a cloakroom area into the modern kitchen, fitted with 2 tone gloss units and complementary worktops. Integrated appliances include a Neff oven, microwave, 5 ring gas hob, and a dishwasher. Featuring breakfast bar and generous useful walk-in pantry. The inner hallway leads through to a utility room, WC, and rear porch. There are two beautiful reception rooms, a front facing dining room, and overlooking the rear garden providing direct access through French doors is the lounge, complemented by a feature fireplace and Amtico flooring. The first floor comprises of four well-presented bedrooms with built in wardrobes and carpets, offering pleasant views. The stylish family bathroom is fully tiled, equipped with 3-piece white suite, overhead shower, floating vanity unit, and a heated towel rail. Externally, there is a double entry block paved driveway, creating valuable off-street parking. Through secure gates is a wraparound attractive garden designed with an attractive stone patio and partial lawn bordered by cheerful, attractive planting. A fabulous cedar clad garden studio creates various possibilities of usage, ideal for homeworking or extended living space. Rowan Tree Dell located on a quiet cul de sac is well-placed for local shops and amenities, highly regarded schools, the open countryside and various recreational facilities, public transport and access to Dore Train Station, the city centre, hospitals, universities and the Peak District.









- Fabulous Extended Detached House
- 4 Bedrooms & Modern Bathroom
- Beautiful Interior on 2 Floors. A Must See.
- Stunning Modern Kitchen
- Excellent Schools Within Catchment
- Attractive Enclosed Rear Garden
- Superb Versatile Garden Studio
- Valuable Off-Street Parking
- Freehold
- Council Tax Band D, EPC Rating D





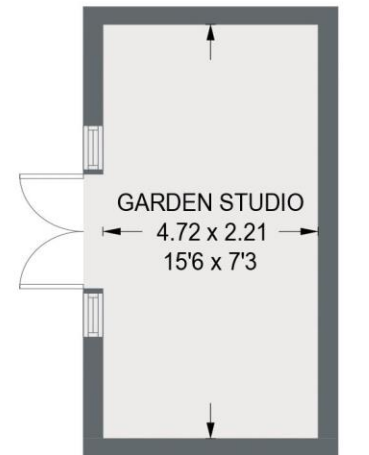


## 65A ROWAN TREE DELL

APPROXIMATE GROSS INTERNAL AREA = 120.2 SQ M / 1294 SQ FT

GARDEN STUDIO = 10.3 SQ M / 111 SQ FT

TOTAL = 130.5 SQ M / 1405 SQ FT



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

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





haus

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