







127 Rustlings Road

Endcliffe Park • Sheffield • S11 7AB

Guide Price £700,000 - £720,000

Occupying an enviable position overlooking Endcliffe Park is a 4 double bedroom, 2-bathroom period stone built family home. Stylish, light and airy accommodation arranged over 3 floors, retaining many period features, complete with an attractive, private enclosed rear garden, offering direct access to Bingham Park, with a pleasant woodland outlook. A beautiful family home in a sought-after location, viewing is highly recommended. The property enters through a stained-glass period front door into an impressive hallway styled with wooden panelling creating a great first impression. The cosy bay fronted lounge is complemented by a log burning stove and fabulous views over Endcliffe Park. The hallway provides cellar access offering great potential to develop and a useful walk-in pantry. The hub of the home is a stunning open plan dining kitchen designed with vibrant wooden units topped with granite worktops and focal Falcon stove. The dining area features sliding patio doors onto the rear patio and terraced garden. Adjoining is a separate utility kitchen with alternative rear access, providing additional storage. The first floor comprises 3 generously proportioned double bedrooms all offering a lovely park / woodland outlook styled in modern tones and carpet with wooden shutters to the rear. A fully tiled modern shower room provides a walk-in shower, vanity hand wash basin and heated towel rail. Stairs rise to the second floor creating a stunning main bedroom, complete with dressing area, bespoke storage utilising eaves space, a modern bathroom and spacious double bedroom. Filled with natural light, courtesy of 2 rear Velux and 2 side windows. Externally an attractive patio leads to a terraced garden, designed with rockery, partial lawn, established planting and brick-built outhouse. A secure rear gate opens direct onto Bingham parkland, an open grass area with adjoining woodland that leads to tennis courts and a bowling green. The location of the property gives direct access for walking and cycling into the Peak district via Porter Valley and Forge Dam. Rustlings Road is a very popular road within a short walk of renowned restaurants, bar and boutiques shops of Ecclesall Road, Sharrowvale Road and Nethergreen. The location is well placed for the city's hospitals and universities, as well as in the catchment area of desirable local schools.





- Victorian Semi Detached Family Home
- 4 Double Bedrooms & 2 Bathrooms
- Impressive Open Plan Dining Kitchen
- Generously Proportioned Accommodation
- Retaining Period Features & Character

- Fabulous Views Overlooking Endcliffe Park
- Enclosed Rear Garden Adjoining Bingham Park
- Stylishly Presented Throughout
- Freehold
- Council Tax Band E, EPC TBC





127 RUSTLINGS ROAD

APPROXIMATE GROSS INTERNAL AREA = 223.5 SQ M / 2404 SQ FT
(INCLUDING CELLAR)

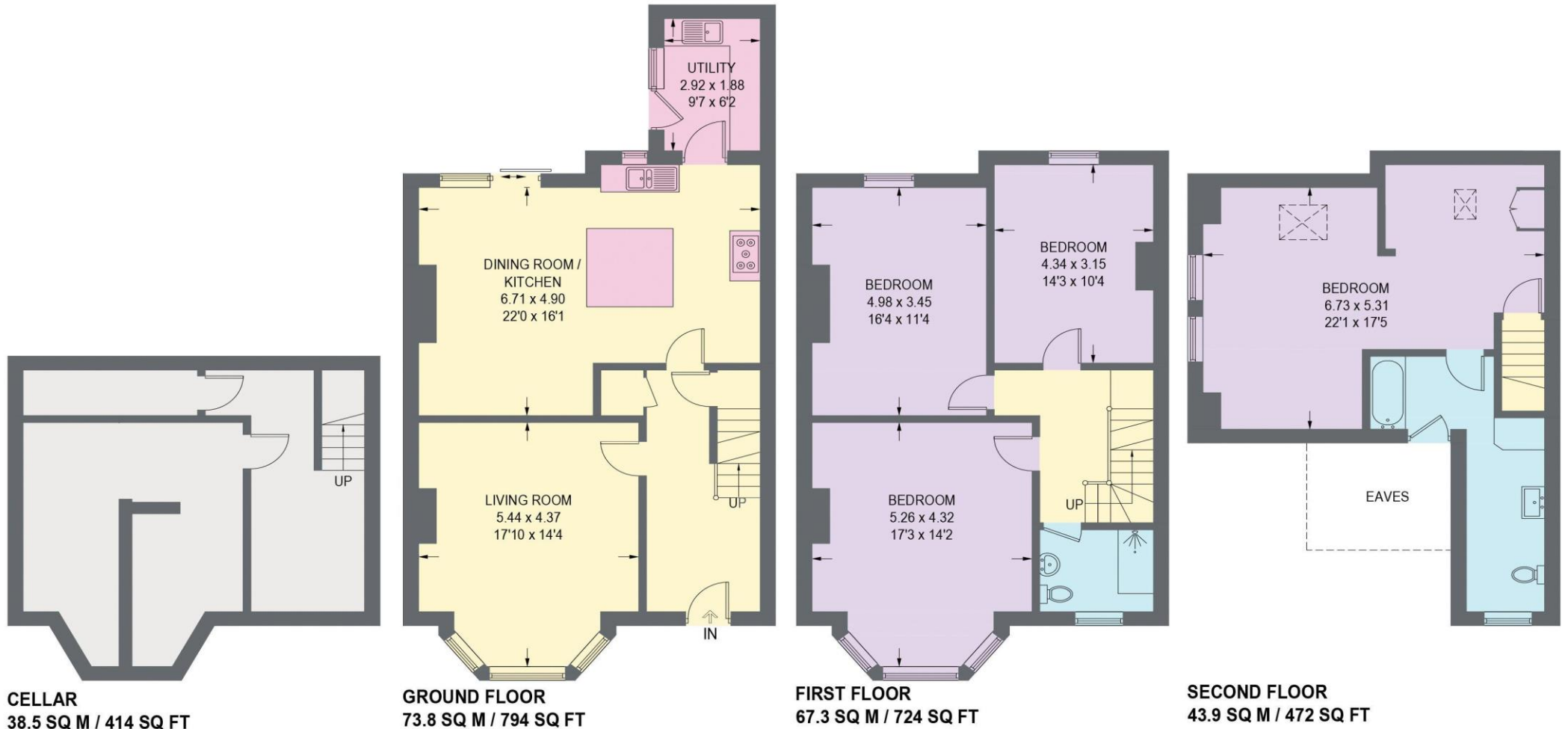


Illustration is for identification purposes only,
measurements are approximate, not to scale.

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haus

West Bar House, 137 West Bar, Sheffield, S3 8PU
hello@haushomes.co.uk haushomes.co.uk

0114 276 8868