





125 Folds Lane

Sheffield • South Yorkshire • S8 0ET

Guide Price £475,000 to £495,000

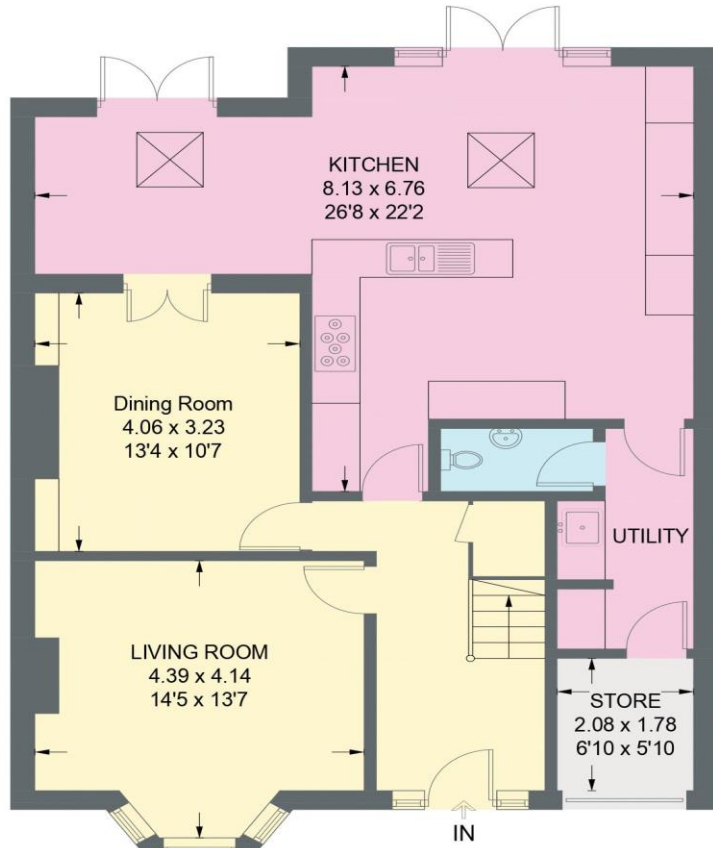
A beautifully extended 4-bedroom semi-detached family home located on a sought-after road in Beauchief, S8, offering generous accommodation over 3 floors. Stylishly presented featuring a rear extension creating the hub of the home, a fabulous open plan family space overlooking a private, enclosed rear garden. The property boasts uPVC double glazing, combination gas central heating, a driveway and garage store. A composite door leads to the hallway with generous understairs store cupboard, Lounge with feature 'Adam' style pillared fire surround with marble inset and hearth upon which sits a remote-control gas fire. Snug / Formal dining room with varnished flooring and 'French' doors to the family area. Stunning light and airy open plan kitchen / dining / family room boasting 2 rear facing Velux windows and having 2 further uPVC 'French' doors to the rear garden bringing the 'outside in'. The kitchen area boasts a range of wall and base units with a beech frontage and granite effect worktops, integrated 'Rangemaster' 5 ring gas hob and hot plate, 2 electric ovens, dishwasher, the fridge/freezer is negotiable. Utility room with worksurface and sink, space and plumbing for a washing machine, courtesy door to the garage store. Cloakroom/W.C. To the first floor are 3 double bedrooms 2 of which boast wardrobes. Bathroom with 'roll top' free standing bath, separate corner shower cubicle, full tiling, downlighters, wall mounted combination boiler within a courtesy unit. The second floor has a walk in storage cupboard to the landing area. Shower room comprising a white suite, chrome effect heated ladder style radiator, full tiling and tiled flooring. Bedroom 4 a large double room with Velux window and a rear facing uPVC dormer window offering pleasant views over the garden. Outside to the front is a driveway accessing the garage store with electrically operated up and over doors, further to the front is a lawned garden. To the rear is a larger than average garden laid to lawn with Indian stone patio areas, timber shed and has mature planting and rockery areas, all fully enclosed by fencing and mature privet hedging. Folds Lane is well-placed for local shops and amenities, reputable schools, Millhouses Park & Ecclesall Woods, recreational facilities including Beauchief Golf Club, and access to Dore Train Station, the M1 motorway, the city centre, hospitals, universities and the Peak District.



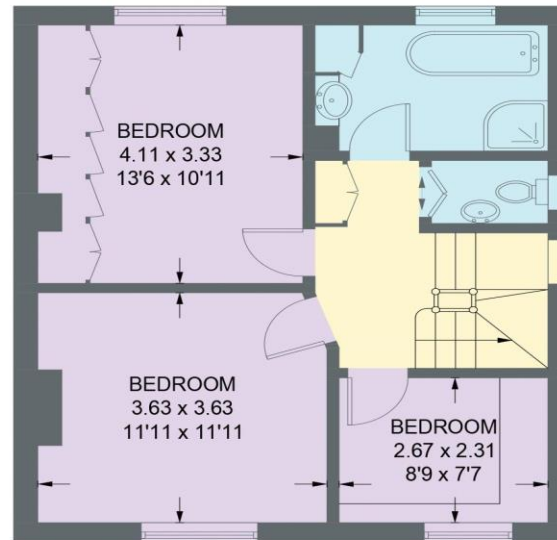
- Semi Detached House
- 4 Double Bedrooms
- Effectively Extended
- Combination Gas Central Heating
- uPVC Double Glazing
- Deceptively Spacious
- Sought After Location
- Well Presented
- Lovely, Enclosed Lawned Garden
- Freehold, Council Tax Band C

125 FOLDS LANE

APPROXIMATE GROSS INTERNAL AREA = 174.6 SQ M / 1879 SQ FT



GROUND FLOOR
93.2 SQ M / 1003 SQ FT



FIRST FLOOR
50.2 SQ M / 540 SQ FT



SECOND FLOOR
31.2 SQ M / 336 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.