







15 Rocher Avenue

Grenoside • Sheffield • S35 8QN

Guide Price £360,000 - £380,000

A fabulous, extended and beautifully presented 4 bedroom and 2-bathroom semi-detached house in Grenoside. Improved by the present owners in recent years, regardless of expense, to offer stylish, modern accommodation on two floors with extensions to the side and rear. Measures an impressive 1,518 sq.ft. Features include an open plan living area, a lovely extended kitchen, a family room/home office, and a master bedroom with an en-suite. Benefits from gas central heating run from a combination boiler, a log burner in the lounge, double glazing and a security alarm. Block-paved driveway. South-west facing lawned garden with a hot tub which is included in the sale. Carpets included. FREEHOLD. On the ground floor, there is a lovely reception hall with a new front door, making a positive impression. There is a useful under-stair storage closet and openings into a through lounge and dining room. The through lounge and dining room has a light and airy feel with a front bay window and rear French doors, which open onto a south-west facing garden. The lounge area benefits from a focal log burner, fitted in recent years. The breakfast kitchen has been extended and has a range of cream fronted fitted units with solid woodwork-surfaces and a sink unit set beneath a window with a garden outlook. The oven range with ovens, an 8-ring gas hob and extractor above are included within the sale, along with a built-in dishwasher. There is space for an American style fridge freezer. There is space for a table and chairs and a glass panel door into a further versatile room, previously used as a family room and in more recent times, used as a home office. Off the kitchen is a rear entrance lobby/utility room with provision for appliances and a side external door. The ground floor is completed with a cloakroom with a modern white, wash basin and WC. On the first floor, there is a landing with a ceiling hatch to the loft, which offers scope for conversion, subject to consents. The master bedroom is a generous size room, forming part of the side extension, decorated with a modern theme, with an opening into a spacious en-suite. The en-suite is a light and airy room with a modern, white, bath, wash basin and WC, finished with stylish tiling. There are two further double bedrooms and a fourth single bedroom. The front double bedroom has a bay window, and the rear room has a garden outlook. The first floor is completed with a modern shower room, having a shower enclosure, a wash basin, WC and stylish tiling. Outside, a front block-paved driveway provides off-street parking for 2/3 vehicles. At the rear, there is a generous size, level, lawned garden with fencing and conifers for privacy. A patio takes advantage of the south-west facing aspect. In recent years the family have installed a Hot Tub, set under a Pergola. The Hot Tub is included in the sale, along with the shed. Rocher Avenue is an extremely popular road, well-placed for local shops and amenities, schools, countryside walks and other recreational facilities, public transport and access to the city centre, motorway, Meadowhall, hospitals and the universities.



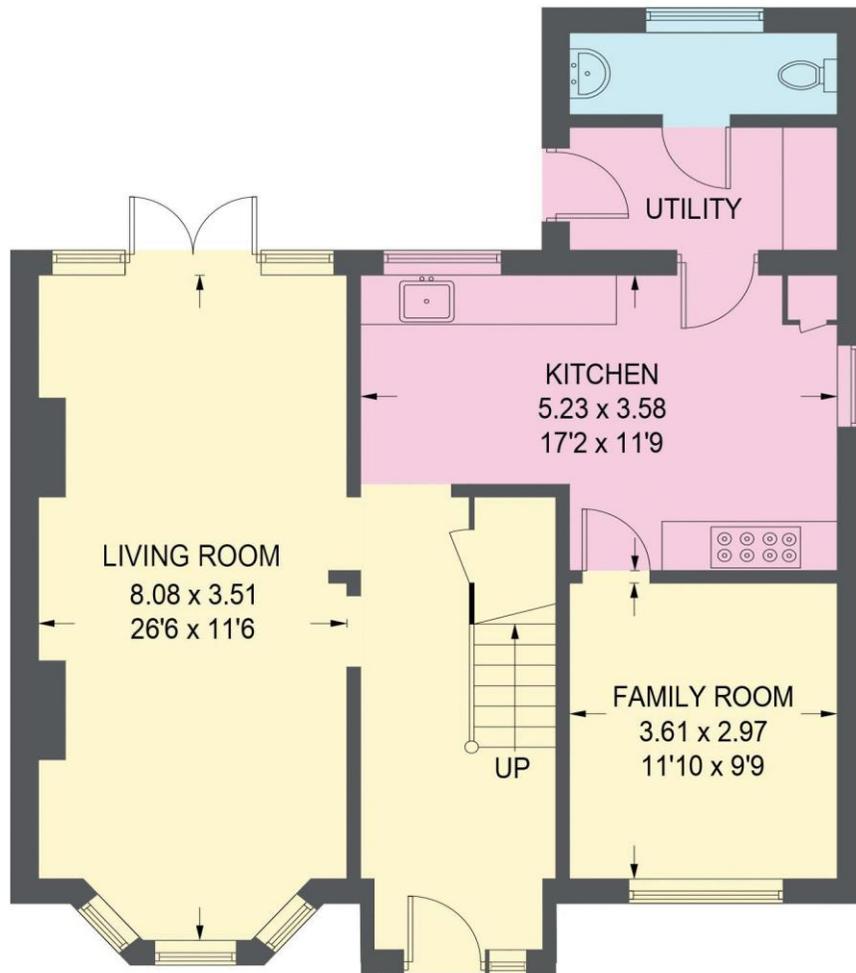


- Attractive Freehold Semi-Detached House
- 4 Bedrooms & 2 Bathrooms
- Beautiful Interior. A Must See
- Extended at the Side & Rear
- Modern Kitchen & Bathrooms
- Combi Boiler, Double Glazing & Alarm
- South-West Lawned Garden with Hot Tub
- Block-Paved Drive for 2/3 Vehicles
- Freehold
- EPC Rating TBC. Council Tax Band C

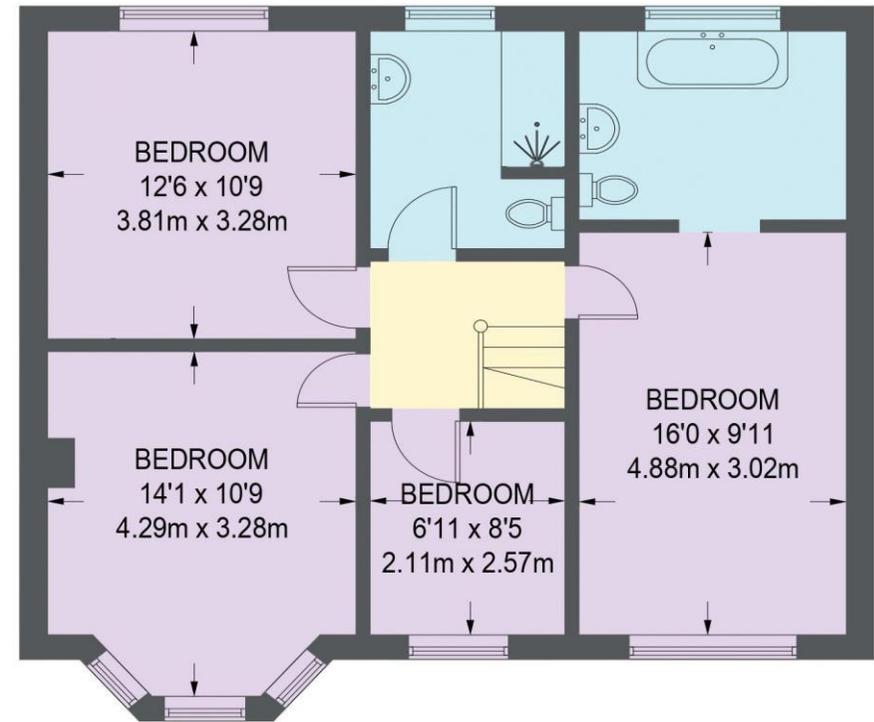


15 ROCHER AVENUE

APPROXIMATE GROSS INTERNAL AREA = 141.1 SQ M / 1518 SQ FT



GROUND FLOOR
(75.3 SQ M / 810 SQ FT)



FIRST FLOOR
(65.8 SQ M / 708 SQ FT)

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



haus

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

0114 276 8868