











## 133 Queen Victoria Road

Totley Rise • Sheffield • S17 4HU

Asking Price £550,000

Spacious 5-bedroom, 3-bathroom family home with an impressive 2308 sqft of accommodation arranged over 3 levels. A versatile property with self-contained lower-level ideal for blended families or home working. Occupying an enviable, generous plot with far reaching views and attractive mature garden. Current owners have improved the property with high spec flooring, new kitchen, bathrooms and decking. Features gas central heating, double glazing and driveway. The property enters into an inner hallway styled with oak parquet flooring creating a great first impression and leading through to a fabulous open plan living / dining area. Commanding far reaching view through sliding patio doors and onto a balcony which overlooks the rear garden and beyond. A recently installed kitchen is fitted with modern shaker style units and contrasting quartz worktops. Integrated appliances include AEG double oven/grill, induction hob and dishwasher. The former garage has been developed to create a versatile playroom/ guest bedroom / snug. Stairs descend to the mid level comprising of 3 good sized double bedrooms, a fully tiled shower room and separate stylishly tiled family bathroom equipped with contemporary white suite. The main bedroom is spacious, designed with engineered wooden floor and offering a stunning outlook. The lower ground which offers alternative side access creates a self-contained annexe featuring 2 bedrooms, sitting room, utility with plumbing for kitchen facilities and bathroom. Externally the property is below street level secluded by mature planting, complete with composite decked terrace, covered seating area and outdoor storage to the front. Steps beside the house descend to the rear garden which is an extensive tiered garden offering zoned areas with generous decked terrace and artificial lawn at the far end, complemented by woodland backdrop. Land belonging to the property continues beyond the decked boundary to a stone wall beyond woodland. Generous under house space provides ideal storage. Located on a sought-after tree lined road, well-placed for local shops and amenities, reputable schools, public transport, recreational facilities, and access links to the city centre, Dore Train Station, the universities, hospitals, and the Peak District.









- Detached Family Home
- 5 Bedrooms & 3 Bathrooms
- Sought After Location in Totley, S17
- Measuring an Impressive 2308 sqft
- Balcony & Stunning Views

- Self Contained Lower Level Annexe
- Woodland Backdrop
- Extensive Garden, Terrace and Decking
- Freehold
- Council Tax Band F, EPC Rating C





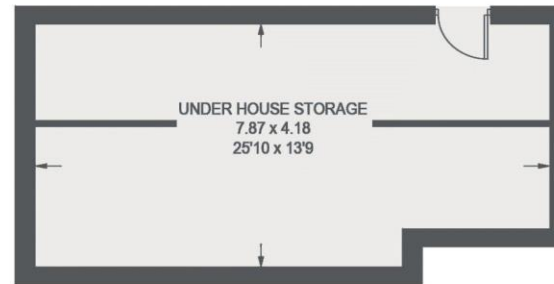


# 133 QUEEN VICTORIA ROAD

APPROXIMATE GROSS INTERNAL AREA = 183.0 SQ M / 1970 SQ FT

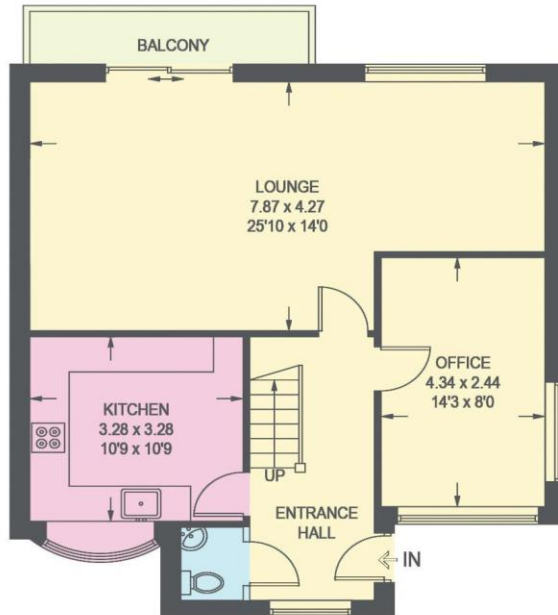
UNDER HOUSE STORAGE = 31.4 SQ M / 338.4 SQ FT

TOTAL = 2144 SQ M / 2308.4 SQ FT

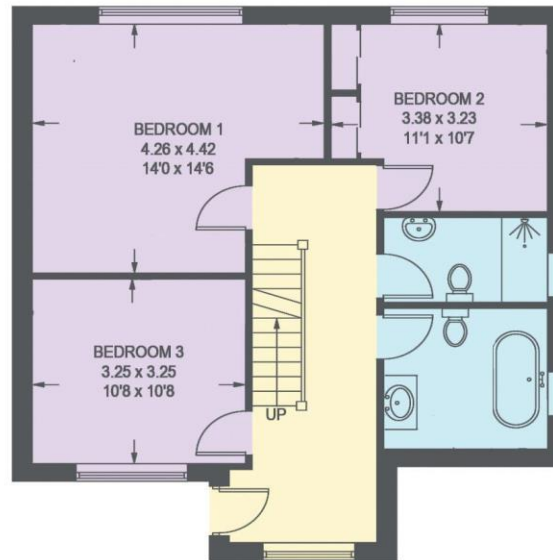


**UNDER HOUSE STORAGE**

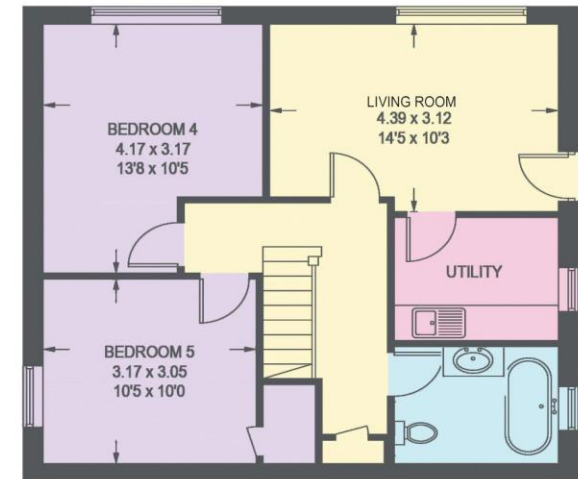
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**ENTRANCE LEVEL  
(ROAD / DRIVEWAY ACCESS)  
62.6 SQ M / 674 SQ FT**



**MID LEVEL  
(FRONT GARDEN ACCESS)  
61.4 SQ M / 661 SQ FT**



**LOWER LEVEL  
(REAR GARDEN ACCESS)  
59.0 SQ M / 635 SQ FT**

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





haus

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