







34 Totley Hall Drive

Sheffield • South Yorkshire • S17 4BB

Guide Price £540,000 - £550,000

Guide Price £540,000 - £550,000. A fabulous, beautifully presented and spacious freehold detached property in Totley. Set in well maintained private gardens at the end of a cul-de-sac. Benefits from gas central heating with combination boiler, uPVC double glazing. 4 bedrooms, study/bedroom 5, conservatory and double garage with remote controlled electric doors. On the ground floor, a stained glass panelled door opens into a spacious entrance hallway with under stairs storage. The living room is bright and sunny with a front facing window, feature fireplace and log burning stove. Double doors open into the modern dining kitchen which has a range of mink high gloss units with black quartz work tops, integrated appliances and a stand-alone island. The utility room is fitted with matching mink high gloss units with space for a tumble drier and washing machine. This leads into the downstairs WC with white suite, white tiles and chrome ladder radiator. The dining room opens through to the large conservatory with windows overlooking the garden to two sides and French doors opening onto the garden at the rear and underfloor heating. The dining room also opens onto the rear garden through French doors. At the front of the property is the study/bedroom 5 which benefits from fitted sliding wardrobes/storage. Wooden stairs rise to the first floor. There is a large airing cupboard on the landing with electric radiator and there is access to the loft space. The front facing master bedroom has an extensive range of Sharps fitted wardrobes, dressing table and chest of drawers and has a door into the en-suite shower room with shower cubicle, WC and sink with a front facing window. Double bedroom two has a rear facing window with garden view and a fitted double wardrobe. Double bedroom three has fitted mirrored high gloss wardrobe and rear facing window. Bedroom four is another double with a front facing window and fitted double wardrobes. The bathroom has a three piece suite in white with wood panelled bath with shower over and white tiling with border. Outside there is a fenced and private generous sized garden with established borders, a lovely summer house with decking, a woodstore and bin storage to the side and a pond. The large patio runs across the back of the house and has plenty of space for entertaining. The double garage which houses the combination boiler can be accessed from a rear door on the patio and has plenty of roof storage space and has an electric remote controlled door.





- 4 Double Bedroom Detached
- Lovely Established Gardens
- Superb Open Plan Living Area
- Cul De Sac Location
- Freehold

- Double Garage with Electric Door
- En-Suite Shower Room
- Utility Room and Ground Floor WC
- Excellent Amenities & Transport Links
- Study/Bedroom 5



tree

34 TOTLEY HALL DRIVE

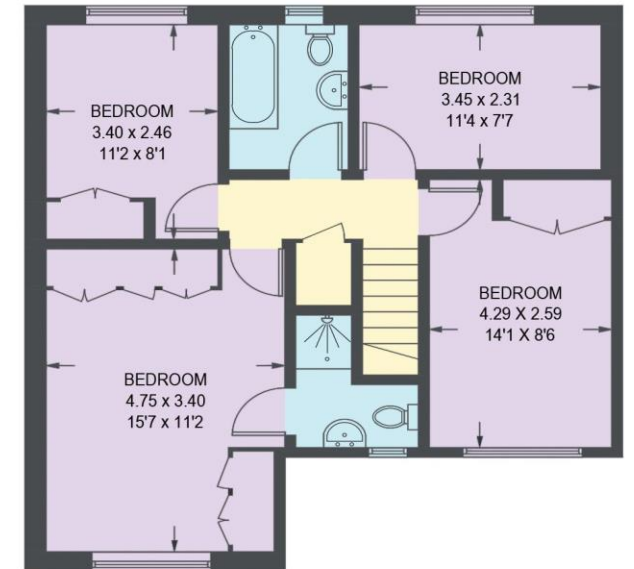
APPROXIMATE GROSS INTERNAL AREA = 143.6 SQ M / 1546 SQ FT

GARAGE = 26.4 SQ M / 284 SQ FT

TOTAL = 170 SQ M / 1830 SQ FT



GROUND FLOOR (EXCLUDING DOUBLE GARAGE)
84.7 SQ M / 912 SQ FT



FIRST FLOOR
58.9 SQ M / 634 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