







2 Derriman Grove

Ecclesall • Sheffield • S11 9LE

Guide Price at £675,000 to £700,000

A spacious, extended 5 double bedroom and 3 bathroom detached house in Ecclesall. Built in the 1960's with a ground floor rear extension in the late 1960's, and a further addition around 1972, when the property was extended to the side with accommodation on two floors as well as extending into the loft with a conversion. Today, the property offers well-proportioned, light, and airy space measuring an impressive 3,005 sq.ft. Benefits from gas central heating and uPVC double glazing. Requires general updating and offers scope to re-configure some of the space to create a fabulous family home, close to highly regarded local schools. Carpets included. Freehold. A front door opens into a generous size entrance lobby, in turn leading into a reception hall with an oak effect floor and a useful cloaks cupboard. There is a ground floor cloakroom with tiled walls, a white WC, and a Vanity wash basin. The lounge is an 'L' shape room with windows to the front and rear, and a glass door into a rear family room extension, again spacious, offering versatility, with fitted furniture and direct access onto the garden. There is a separate dining room with a polished wood floor and fitted furniture. The kitchen has a range of fitted units with splash-back tiling and a tiled effect floor. Included within the sale is an integrated double oven and a gas hob. There is plumbing for a dishwasher and space for a fridge freezer. A wall unit houses the Vaillant gas central heating boiler. The ground floor is completed with a pantry, and a door into the garage. There is the potential to separate part of the lounge, knock-down the wall between the living space and the kitchen, and incorporate the rear extension, perhaps with a roof lantern, to create an open plan living kitchen as well as a separate snug/lounge, subject to consents. On the first floor, there is a larger landing with a fitted airing cupboard. There are four good size bedrooms, all with fitted furniture, including a generous size master bedroom with an en-suite shower room. In addition to the bedrooms, there is an occasional room, which you walk-through to get to the master bedroom. Also, on the first floor, there is a bathroom and a separate shower room, the bathroom having a ceiling hatch to part of the loft. The other part of the loft is accessed by a staircase to a fifth double bedroom with front and rear dormer windows, and far-reaching views. Outside, the property occupies a corner plot. There is a flagged driveway for numerous vehicles, leading into a double tandem garage with an electric door. A lawned front garden extends to the side, with planted borders and fencing. A gate leads into a south-east facing rear garden with a lawn, a patio, and raised planted borders with railway sleepers and a variety of fruit trees. Derriman Grove commands an enviable position, well-placed for sought-after schools, Ecclesall Woods, Millhouses Park, local shops and amenities, public transport, and access to the city centre, hospitals, universities, and the Peak District.





- Extended 1960's Detached House
- 5 Double Bedrooms & 3 Bathrooms
- Spacious over 3 Floors with 3,005 sq.ft
- 3 Reception Rooms
- Scope to Re-Model Some of the Ground Floor
- Corner Plot with South-East Rear Garden
- Driveway for Numerous Vehicles
- Double Tandem Garage with Electric Door
- Freehold
- Close to Highly Regarded Schools



2 DERRIMAN GROVE

APPROXIMATE GROSS INTERNAL AREA = 279.2 SQ M / 3005 SQ FT (INCLUDING GARAGE)



 = REDUCED HEADROOM BELOW 1.5m / 5'0

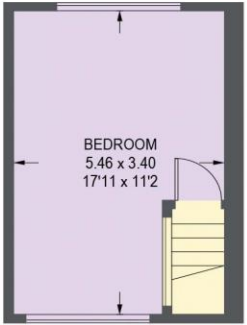
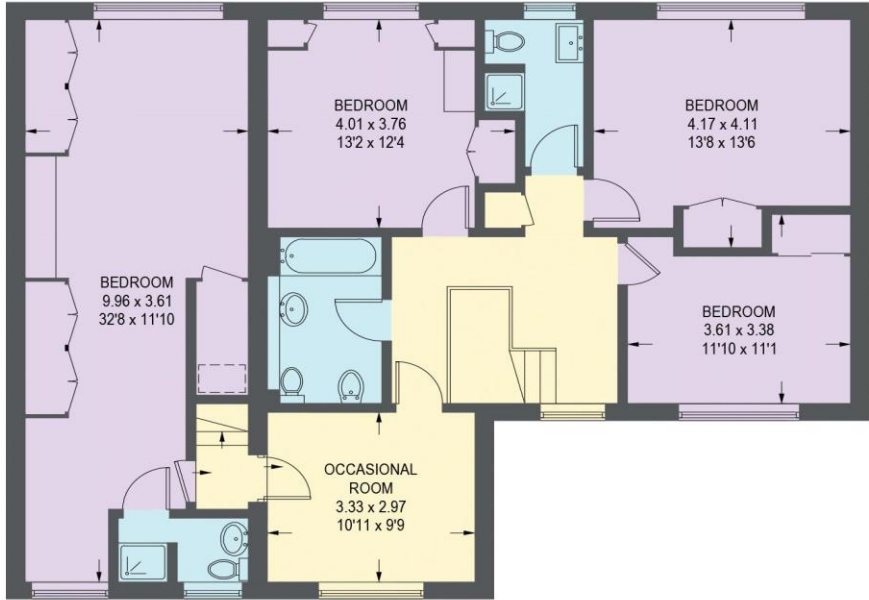


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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