



4 Grange Cliffe Close  
Sheffield | South Yorkshire | S11 9JE

FINE & COUNTRY



# 4 GRANGE CLIFFE CLOSE



*Privately enclosed within meticulously landscaped grounds spanning approximately 1.2 acres, this captivating 5 bedroom home exudes tranquillity and charm. Boasting southwest-facing gardens and a secluded private woodland, it occupies a privileged position southwest of the city centre, enjoying a peaceful cul-de-sac in one of the area's most esteemed locations.*





Designed to embrace natural light, the home offers a spacious haven for family living, where every room affords captivating views over the landscaped gardens. The ground floor features a welcoming breakfast kitchen, a generous lounge, an open plan dining room, and three bedrooms complemented by two bathrooms. The first floor reveals a generously proportioned double bedroom, a single bedroom and storage space. The house sits central to the main gardens, a generous lawn to the front offering an impressive approach, parking is provided for several vehicles in addition to a detached double garage. The gardens at the rear enjoy a southwest facing aspect backing onto the private woodland which acts as a protective border as well as offering a quaint nature trail.

Positioned advantageously, the property seamlessly bridges the urban conveniences of the city centre with the breathtaking landscapes of the Peak District National Park, offering residents the best of both worlds. Within close proximity lie an array of essential amenities, including renowned schools, hospitals, and an abundance of shops and eateries.

The expansive plot presents endless possibilities, inviting the potential for extension or the creation of a bespoke residence of grand proportions, subject to obtaining the required planning permissions. Here, amidst the idyllic surrounds of one of the area's most coveted positions, lies the opportunity to craft a truly exceptional home enveloped by generous grounds.



# ACCOMMODATION

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A double-glazed entrance door opens into the initial reception porch, which gains access through to the utility, furniture with a work surface incorporating a sink unit. This room has space for a fridge freezer and plumbing for an automatic washing machine ensuring all washing facilities are kept separate from the kitchen.

From the reception porch internal French doors gain access through to a dining hall, which offers an impressive introduction to the home, a glimpse through full height windows towards the rear of the property, looks over landscaped gardens, with a delightful woodland back drop. A spacious open plan room located next to the breakfast kitchen whilst also leading through to the lounge.

The lounge has windows to three aspects, enjoying excellent levels of natural light and views over differing aspects of the garden, the rear picture window offering a wonderful outlook over the main aspect of the gardens and private woodland beyond. An exceptionally well-proportioned room, with a stone fireplace which is home to a living flame gas fire.

The living kitchen has a window overlooking the front garden and a door to the side aspect. Presented with a range of furniture, with a corian work surface which incorporates a drainer and a one and a half bowl sink unit. A complement of appliances includes a Bosch oven and grill with a convection steamer and a cupboard for a microwave. There is also an integral dishwasher and a fridge.

An internal hall off the dining room has a staircase to the first-floor level with storage beneath, gains access to three ground floor bedrooms and the family bathroom.

All the ground floor bedrooms offer double proportions, the front facing room enjoying a double aspect position, with bedroom furniture incorporating full height wardrobes, bedside cabinets, drawer units and a dresser. Access is gained to an en-suite presenting a three-piece suite comprising a low flush W.C, a step-in corner shower and a wash hand basin with vanity cupboards beneath. The room has full tiling to the walls and floor and an opaque window.

The two remaining ground floor double rooms, each have windows overlooking the gardens, both benefitting from fitted wardrobes and a sink unit with drawers beneath.

The family bathroom is presented with a panelled bath with a shower over, a low flush W.C and a wash hand basin. The room has full tiling to the walls and a window to the rear. aspect

## First Floor

The landing has a window overlooking the Cul-de-sac, gains access to the fourth bedroom which is currently used as a home office, has windows to front and rear aspects, a useful airing cupboard and gives access through to the roof space which offers substantial storage and has power and lighting.

The fifth bedroom has a window commanding a delightful view over the garden.























































# EXTERNALLY

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The property occupies a prime position on a tree-lined Cul-de-sac of individual homes. Wrought Iron gates open to a block paved driveway which extends to a parking area. The front garden is laid to lawn with established hedged borders and accompanying flower beds. To the immediate rear aspect of the property is a terraced seating area with steps up to the garden which offers a generous lawn with well-established established shaped borders with a variation of colour, all of which is set within a tree lined and hedged border. Beyond the garden is a protected woodland, with scenic nature walks, the grounds extending to approximately 1.2 acres.

## Detached Double Garage

A brick built detached double garage, with power, lighting and an electronically operated roller entrance door.









# LOCATION

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## Sheffield - S11

Situated to the far western side of the City, arguably being one of the most sought after areas of Sheffield within a short drive from Ecclesall Road, whilst being close to the glorious scenery associated with the Peak District National Park and attractions such as Chatsworth House.

Splendid surrounding countryside is immediately accessible; local walks include Limb Valley which leads out towards Ringinglow, Lady Cannings Plantation, and Ecclesall Woods. Located approximately five miles south-west of Sheffield city centre, boasting an abundance of local services; excellent schools including Silverdale School and additional amenities in the villages of Dore, Millhouses or Banner Cross.

The Ecclesall Road area presents a popular cosmopolitan shopping area with facilities ranging from fashionable shops to Restaurants, Bistros and Bars. The fabulous 19 acre Botanical gardens and the recently restored glass pavilions present an immediate attraction as does Endcliffe Park, whilst the centre of Sheffield offers attractions such as the Millennium Gallery, Winter Garden, Galleries, Museums and Theatres.





# INFORMATION

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## Additional Information

A Freehold property with mains gas, water, electricity and drainage.  
Council Tax Band - G. EPC Rating - E. Fixtures and fittings by separate negotiation.

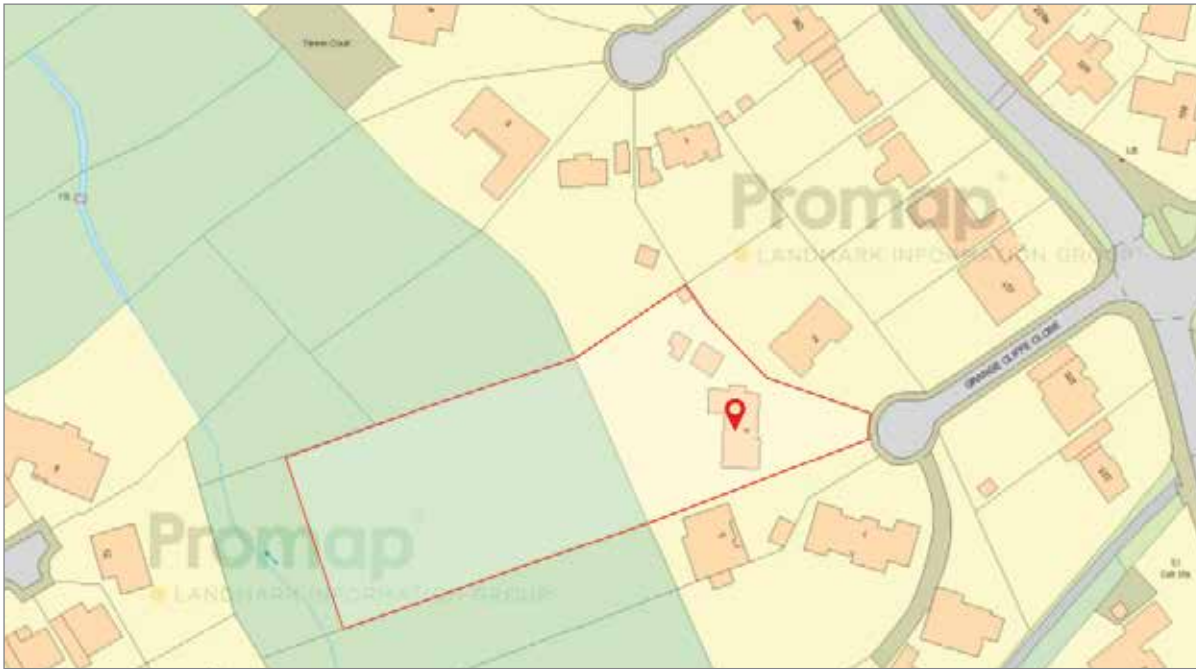
## Directions

From Ecclesall Road South turn left onto Millhouses Lane and then left before Silverdale Road continuing on Millhouses Lane. Towards the bottom of the road turn right into Grange Cliffe Close.

## Tenure

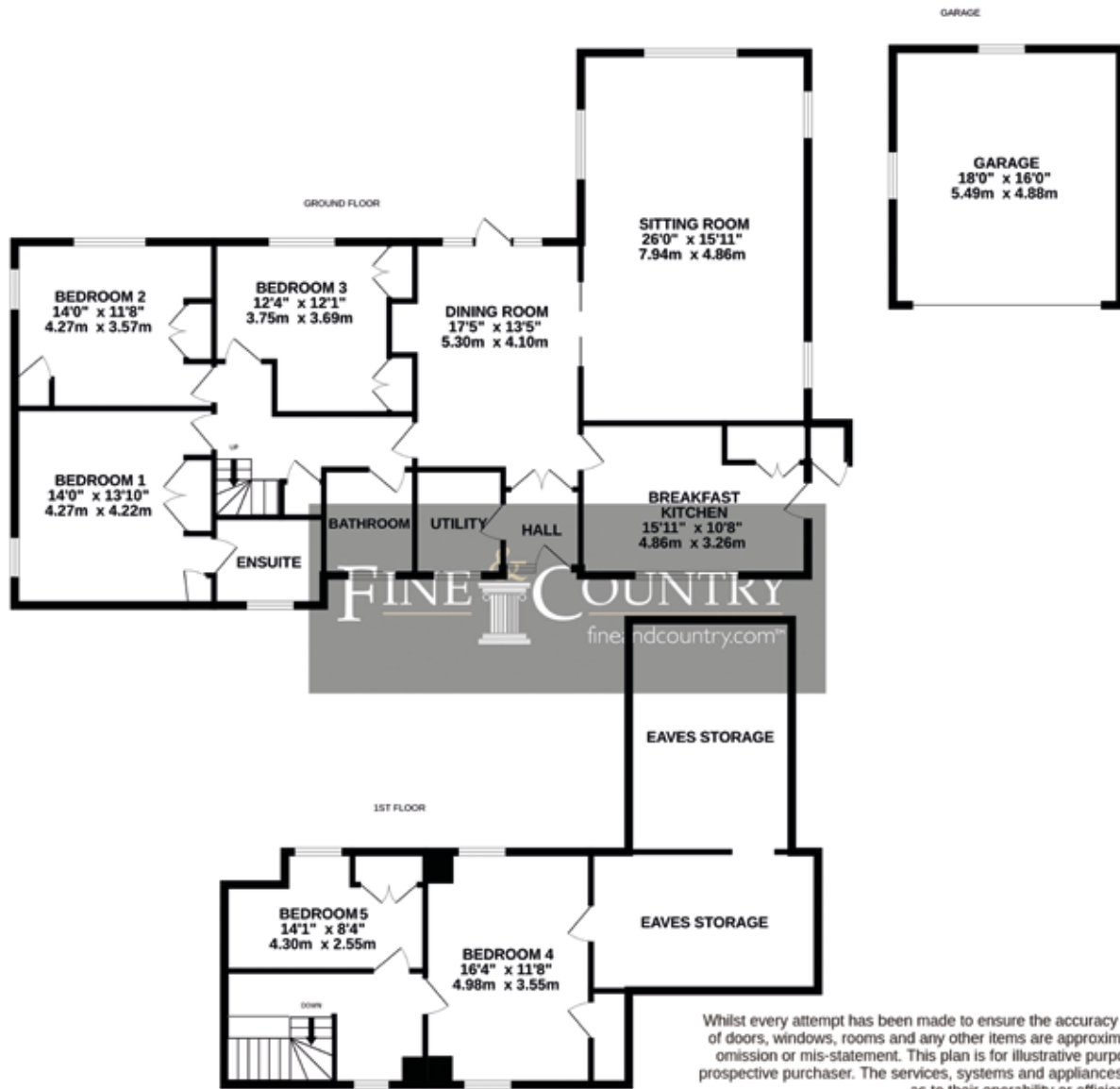
Freehold

Council Tax Band: G



*OIEO* £1,250,000





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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# FINE & COUNTRY

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*We value the little things that make a home*

THE FINE & COUNTRY  
FOUNDATION

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