



**RE/MAX**  
Elite



**9 Rojean Road, Sheffield, S35 8QR**  
**£1,550 Per month**

**STUNNING DETACHED HOME WITH FAR-REACHING VIEWS IN GRENOSIDE**

This beautifully presented three-bedroom detached home offers high-spec interiors, modern open-plan living, and far-reaching countryside views — a true gem in Grenoside, Sheffield. Perfect for families or professionals seeking space, style, and tranquillity.

Viewing Available: Saturday, 26th July 2025, from 11:00 AM – 12:00 PM  
Council Tax Band D | EPC Rating D



## GROUND FLOOR

### Entrance Porch

Welcoming and bright, featuring a stylish front door, dual-aspect windows to the front and side for added natural light, and durable laminate flooring — the perfect introduction to this beautifully presented home.

### Lounge

Features a striking multi-fuel fire set on a marble hearth with a brick back and solid oak mantle, framed by a porcelain tiled feature wall. Includes built-in storage with floating shelves, a bow window, side window, and double doors for ample light. Finished with laminate flooring, under-stairs storage, low-level stair lighting, and a radiator.

### W.C.

Well fitted with a modern white two piece suite comprising of a low level flush wc and wash hand basin. Marble effect panelled walls, laminate flooring, extractor fan and spotlights.

### Open Plan Living

A beautifully designed open-plan space that effortlessly combines the kitchen, dining, and living areas.

### Kitchen/Dining Room

Stylishly fitted with modern wall and base units, granite worktops, and a circular sink with mixer tap. Includes coordinating splashbacks, a Rangemaster cooker with induction hob, two ovens and grill, integrated dishwasher, freestanding washing machine, and American-style fridge/freezer. A central island with oak-effect worktops, vertical panel radiator, pelmet lighting, laminate flooring, spotlights, and windows to the front and rear complete this impressive space.

### Living Room

Bright and airy, featuring a side entrance door, three skylights, and double bi-folding doors opening onto the rear garden. Includes a side window, spotlights, laminate flooring, and two radiators for year-round comfort.

## FIRST FLOOR

### Landing

Features a window to the side elevation, allowing natural light to brighten the space.

### Bedroom One

Includes a built-in dressing table with mirror, integrated lighting, floating shelf, and two drawers. Features a front-facing window and a radiator.

### Bedroom Two

Enjoys a rear-facing window that showcases superb, far-reaching views, complemented by a radiator for year-round comfort.

### Bedroom Three

Offers a rear-facing window framing superb far-reaching views, complemented by a radiator for added comfort.

### Bathroom

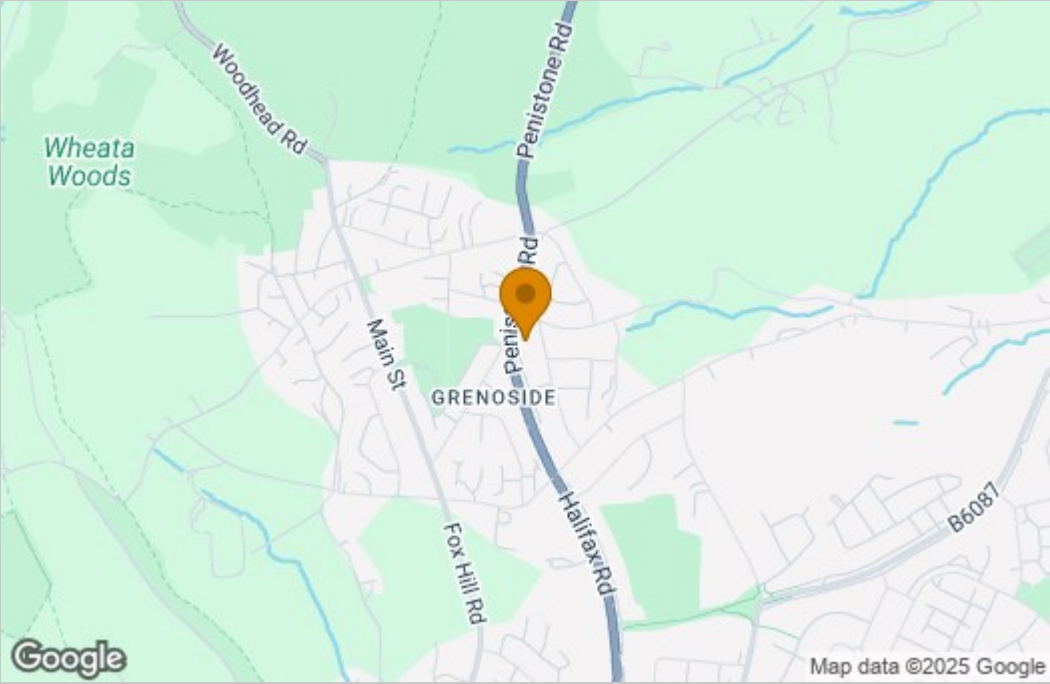
Well-fitted with a modern white three-piece suite comprising a low-level flush WC, wash hand basin, and a bath with an overhead raindrop shower and folding shower screen. Finished with complementary tiled walls and flooring, a useful storage cupboard housing the central heating boiler, spotlights, a front-facing window, and a vertical heated towel rail.

### Outside

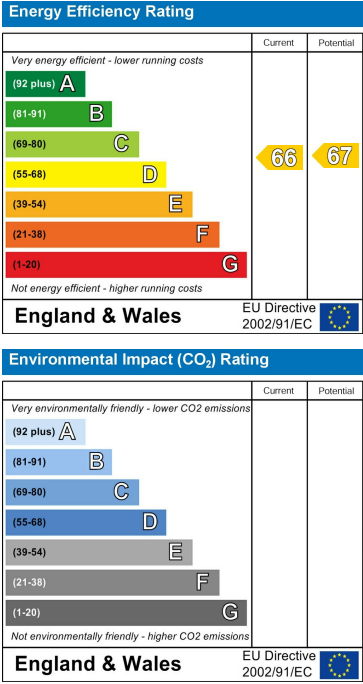
To the front of the property is an open-plan gravelled garden, driveway parking for one car, and additional on-street parking. A side gate provides access to the fully enclosed, beautifully maintained rear garden, which is low-maintenance and features a large Indian stone patio, artificial lawn, and gravelled borders. Additional benefits include an outside tap, dusk-to-dawn lighting, and CCTV cameras.

Floor Plan

Area Map



Energy Efficiency Graph



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