



326 Derbyshire Lane, Sheffield, S8 8SF

Saxton Mee

326 Derbyshire Lane

Offers Around

£375,000

Occupying a superb corner position this nicely presented and considerably upgraded three bedroomed detached house is most conveniently located immediately adjacent to Graves Park along with a host of local amenities including excellent schooling.

Standing only a stones throw from St James Retail Park and the ring road, this is a great opportunity to purchase a property ideal for a family having considerable potential to be extended (subject to planning permission and usual consents- to which architects plans were drawn up for a double storey extension although not submitted). Offering gas fired central heating and uPVC double glazing the accommodation briefly comprises : hallway, spacious lounge, well equipped dining kitchen which was upgraded in 2023, with door to the large conservatory. First floor landing, master bedroom, two further good size bedrooms and excellent shower room.

Mainly lawned garden with patio . Driveway re-gravelled in 2023 and detached garage with electric door and ample parking for up to three vehicles.



- Superb family home
- Large corner plot
- Adjacent to the renowned Graves Park, excellent nearby schooling and shops
- Gas central heating and double glazing
- Upgraded dining kitchen
- Spacious living room
- Plans drawn up for a double storey extension
- Drive with ample parking and detached garage
- EPC: D
- Tenure: Freehold Council Tax Band: C



326 DERBYSHIRE LANE

APPROXIMATE GROSS INTERNAL AREA = 101.4 SQ M / 1091 SQ FT

GARAGE = 14.3 SQ M / 154 SQ FT

TOTAL = 115.7 SQ M / 1245 SQ FT



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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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