

## Marketing Preview



**Grand View High Lane, Ridgeway, Sheffield, S12 3XF**

**£635,000**

**Bedrooms 4, Bathrooms 2, Reception Rooms 3**



**\*\*GUIDE PRICE £635,000 - £650,000\*\* WOW!!** A unique opportunity to purchase this stunning four double bedroom, extended family home surrounded by country side with amazing views to the front and rear. Offering master bedroom with ensuite, large open lounge/kitchen with log burner, snug/playroom and office. Also having ample off road parking, garage and maintenance free garden with bar/summer house. Situated in a highly sought after village close to countryside walks and great local amenities. With great road links to both Sheffield and Chesterfield! A viewing is an absolute must to appreciate this incredible property!

### SUMMARY

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### HALLWAY

Enter through composite door into open porch and hallway with built in welcome mat, wood flooring and feature wallpapered wall. Two ceiling lights, spot lighting and radiator. Doors to lounge, kitchen/living area, snug, store cupboard and utility room.

### LOUNGE 15'1" x 12'3"

A cosy lounge with feature wallpapered wall and parallette restored flooring. Ceiling light, radiator and bay window to the front.

### KITCHEN/LIVING AREA 32'10" x 26'2"

A generous sized open family room having stunning kitchen fitted with ample high gloss wall and base units, matching worktops and acrylic splash backs. Four ovens, wine cooler, fridge and freezer. Large island with one and a half sink with mixer tap. Ceiling light, spot lighting and vertical radiator. Feature log burner, TV point and wood effect flooring. Full bi-folding door over rear garden with amazing views over Sheffield. Perfect family/entertaining space!

### SNUG/PLAYROOM 10'2" x 16'8"

Useful extra living space with neutral decor and carpet flooring. Ceiling light, radiator and window to the front.

### UTILITY ROOM 9'6" x 11'4"

With high gloss wall and base units, contrasting worktops and sink with drainer and mixer tap. Under counter space for washing machine and tumble dryer. Spot lighting, contunied flooring and cupboard housing boiler. Doors to garage, WC and office.

### DOWNSTAIRS WC 5'10" x 4'1"

Comprising of close coupled WC and vanity unit with wash basin. Ceiling light, radiator and feature wallpapered wall.

### OFFICE 12'5" x 11'3"

Having contunied flooring, fitted solid wood desk Two ceiling strip lights, radiator and velux style window. uPVC door to rear.

### STAIRS/LANDING

A carpet stair rise with glass balustrade to first floor landing with spot lighting. Doors to four bedroom, family bathroom and wardrobe/storage.

### MASTER BEDROOM 16'4" x 15'8"

A large master bedroom with feature painted wall, carpet flooring and fitted wardrobes. Two ceiling lights, vertical radiator and double doors over look miles of country side. Door to ensuite.

### ENSUITE 8'2" x 6'2"

Comprising of walk in shower cubicle, back to the wall WC and vanity unit with wash basin. Spot lighting, vertical radiator and spot lighting. Fully tiled walls and flooring.

### BEDROOM TWO 18'3" x 11'4"

A large double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and window to the front with views.

### BEDROOM THREE 10'4" x 17'4"

A third large double bedroom with neutral decor and carpet flooring. Ceiling light, radiator and two windows.

### BEDROOM FOUR 10'2" x 11'5"

A fourth double bedroom with painted walls and carpet flooring. Ceiling light, radiator and window to the front with views.

### BATHROOM 8'8" x 11'1"

A spacious and stunning bathroom comprising of freestanding bath with tap and shower cubicle with over head and hand held shower. Vanity unit with wash basin and close coupled WC. Spot lighting, ladder style radiator and window to the front with views. Part tiled walls and tiled flooring.

### OUTSIDE

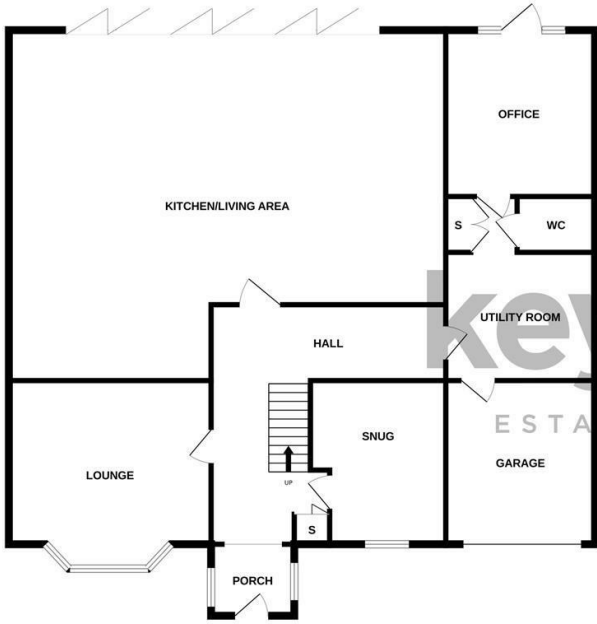
To the front of the property is a electric gate leading to large driveway providing ample off road parking and access to garage with power and lighting. Log store and gate to rear.

To the rear of the property is a landscaped maintenance free garden with decked area, stone patio and astroturf area. Bar/summer house with power and lighting. Backing onto untouched open country side.

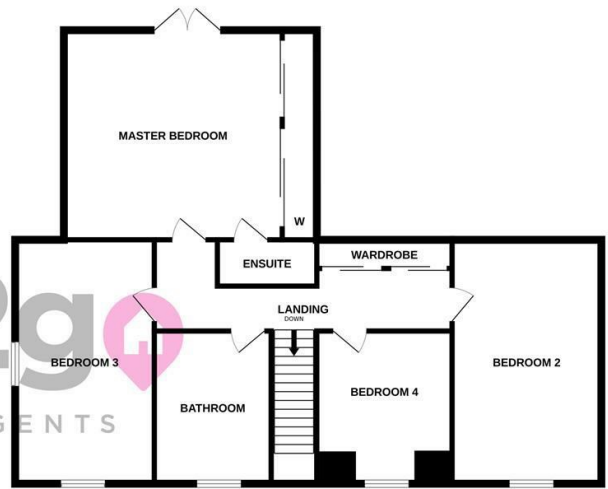
### PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND E

GROUND FLOOR  
1744 sq.ft. (162.1 sq.m.) approx.



1ST FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2836 sq.ft. (263.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

