

HUNTERS®

HERE TO GET *you* THERE

75 Marstone Crescent, Sheffield, S17 4DG

Asking Price £625,000

Property Images



HUNTERS[®]

HERE TO GET *you* THERE

Property Images



HUNTERS®

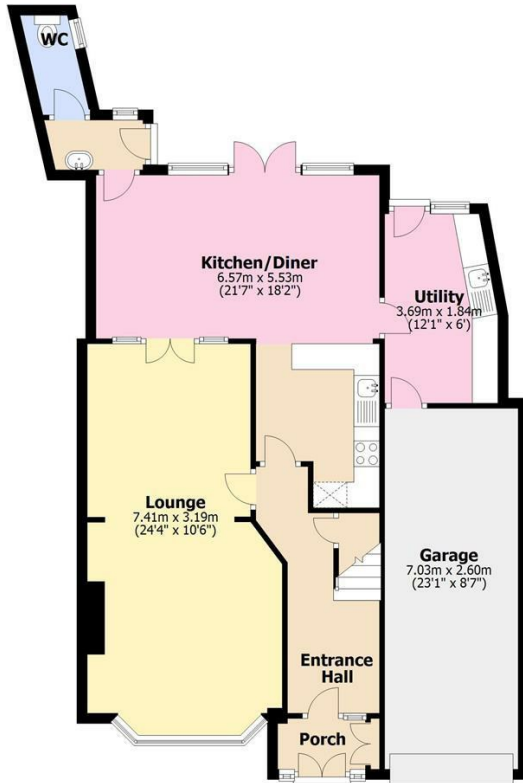
HERE TO GET *you* THERE

Property Images



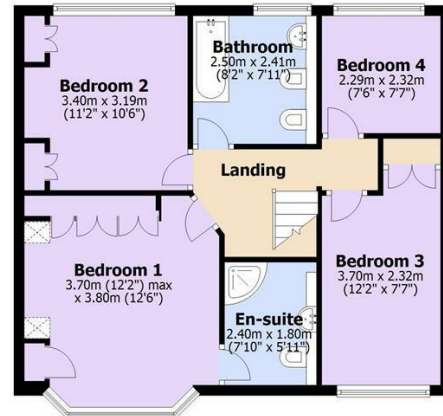
Ground Floor

Approx. 93.0 sq. metres (1000.6 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.8 sq. feet)



Total area: approx. 151.8 sq. metres (1634.4 sq. feet)

All measurements are approximate
Yorkshire EPC & Floor Plans Ltd
Plan produced using PlanUp.

75 marstone crescent, Sheffield

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 1 Tenure: Freehold

Summary

An immaculately presented detached family house in Totley. Located over 2 floors this stunning property comprises 4 bedrooms, 2 bathrooms, Kitchen diner, large lounge, downstairs toilet, utility room and enclosed landscaped rear garden. The house benefits from combination gas central heating, double glazing, driveway and integral garage.

The property opens into a porch and then a hallway. The bay fronted lounge is complemented by period features and fireplace housing a log burning stove. The open plan dining kitchen offers a spacious light and airy room. The Kitchen hosts a range of wall and base units with worktops and splash backs. Integrated appliances include oven, microwave, dishwasher, and gas hob. The kitchen diner has space for dining table and features three Velux roof lights and windows with patio doors leading out onto the decking and the rear garden beyond. From the kitchen there is access to the utility room and the integral garage as well the downstairs WC.

Stairs rise to the first-floor landing. Bedroom 1 is to the front facing with built in wardrobes and en-suite with corner shower. Bedroom 2 is rear facing with built in wardrobes. Bedroom 3 is to the front and bedroom 4 to the rear which is currently setup as an office. The family bathroom which is fully tiled includes includes a bath with shower over, hand wash basin, WC and heated towel rail.

The front of the property has a block paved driveway providing off street parking for two cars leading to an integral garage with electric door. The attractive enclosed rear garden features decking landscaped lawn and raised planters.

Totley is well-placed for local shops and amenities in Totley Rise, Totley Library, public transport, highly regarded local schools, recreational facilities and access to Dore Train Station, the city centre, hospitals, universities, and the Peak District.

Features

- Detached Four bedrooms two bathrooms
- Catchment area for OFSTED outstanding local schools
- Kitchen Diner with patio doors overlooking the rear garden
- Large lounge with log burner and bay window
- Master bedroom with en-suite bathroom
- Utility room
- Integral garage with electric door
- Immaculately presented throughout
- Downstairs toilet