



Vicarage Close Grenoside Sheffield S35 8SH
Guide Price £490,000

Vicarage Close

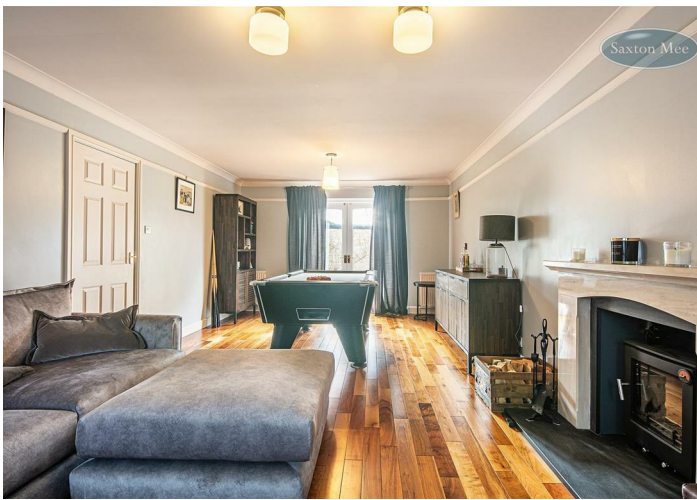
Sheffield S35 8SH

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GUIDE PRICE £490,000-£500,000 ** FREEHOLD ** SOUTH FACING ASPECT **
Situating on this quiet-cul-de sac position on this admirable plot is this much larger than average, four double bedroom, two bathroom detached property which enjoys a fully enclosed rear garden and benefits from a double-width driveway, a double garage, double glazing and gas central heating. In brief, the spacious living accommodation briefly comprises: storm porch and front door which opens into the impressive entrance hall with a downstairs WC, under stair storage cupboard and a cloakroom. There is access to the lounge and kitchen/diner. The well proportioned lounge has a large front window along-with double doors which open onto the rear garden. There is attractive maple flooring, while the focal point of the room is the newly fitted wood burning stove set in a slate hearth and surround. The spacious kitchen has a modern range of wall, base and drawer units with a granite work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include a double electric oven, dishwasher and fridge. Space for an American style fridge freezer and a dining table and chairs. A door then opens into the useful utility room with matching units and work surfaces to the kitchen, housing and plumbing for a washing machine, tumble dryer and the gas boiler. Side entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the boarded loft space, a storage cupboard, the four bedrooms and the bathroom. The good size master bedroom benefits from fitted wardrobes and an en suite shower room. The three further bedrooms are all double in size, with bedroom three again benefiting from fitted wardrobes. The bathroom comes with a modern four piece suite including shower cubicle, bath with shower attachment, WC and wash basin

- EARLY VIEWING ADVISED
- IDEAL FAMILY HOME
- FOUR DOUBLE BEDROOMS, THE MASTER WITH EN SUITE
- FOUR PIECE SUITE BATHROOM
- DOUBLE-WIDTH DRIVEWAY & GARAGE
- SOUTH FACING ASPECT
- SITUATED IN THE HEART OF GRENSIDE VILLAGE





OUTSIDE

A wall encloses the front lawn garden with attractive planted borders. A double-width block paved driveway leads to the double garage with electric doors, rear access, electric and lighting. The block paved driveway continues down the side of the property providing an additional parking space. Lawn side garden. A gate gives access to the fully enclosed, south facing rear garden mostly laid to lawn with attractive borders and a block paved patio.

LOCATION

The property is located in the heart of Grenoside village with a host of amenities and transport links close by as well as local countryside and woodland. The M1 motorway is also just a few minutes drive from the property.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band F.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. 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. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. 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.

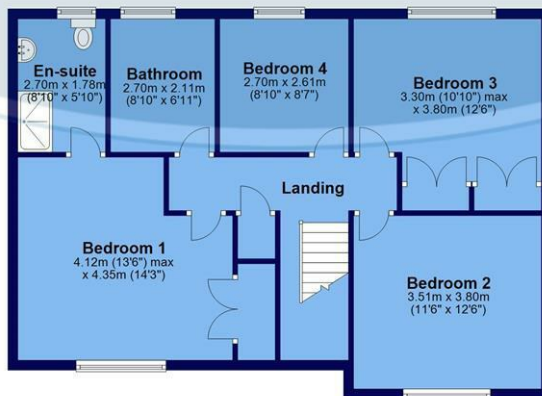
Ground Floor

Approx. 106.0 sq. metres (1140.5 sq. feet)



First Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



Total area: approx. 181.3 sq. metres (1951.6 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-91) A			
(81-61) B			
(55-50) C			
(35-48) D			
(29-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-91) A			
(81-61) B			
(55-50) C			
(35-48) D			
(29-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
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