



Queenswood Drive Wadsley Park Village Sheffield S6 1RJ  
Guide Price £475,000



## Queenswood Drive

Sheffield S6 1RJ

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GUIDE PRICE £475,000-£495,000 Viewing is essential to appreciate the accommodation on offer of this substantial four double bedroom, two bathroom detached property which enjoys an enclosed rear garden and benefits from a double-width driveway, double garage, new internal doors, uPVC double glazing and gas central heating. The property is situated on the popular Wadsley Park Village with amenities and transport links close-by. In brief, the well presented living accommodation comprises: front porch with access into the entrance hall with an under stair storage cupboard and downstairs WC. Access into the lounge, dining room, study and the kitchen breakfast room. The well proportioned lounge has a lovely bay window allowing lots of natural light, while the focal point of the room is the electric fire set in the attractive surround. The dining room has uPVC sliding doors which open onto the rear garden. The kitchen has a modern range of wall, base and drawer units with a complementary work surface which incorporates the sink, drainer and the four ring hob with extractor above. Integrated appliances include electric oven and dishwasher along-with plumbing for an American style fridge freezer. Breakfast bar with seating. uPVC French doors open onto the rear garden. Access into the useful utility room with housing and plumbing for a washing machine, the new boiler and a side uPVC door. A door then opens into the garage with two up and over doors. From the entrance hall, a staircase rises to the first floor landing with access into the loft space, a storage cupboard, the four double bedrooms and the family bathroom. The superb master bedroom benefits from a dressing area with fitted wardrobes and an en suite shower room including WC and wash basin. The three further bedrooms are good size doubles with bedroom three benefiting from fitted wardrobes. Bedroom two has access to the four piece suite bathroom complete with bath, shower cubicle, WC and wash basin.

- EARLY VIEWING ADVISED
- SUBSTANTIAL, FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- DOUBLE WIDTH DRIVEWAY & DOUBLE GARAGE
- LOVELY REAR VIEWS







**OUTSIDE**

The double-width drive leads to the double garage. Gated access down the side of the property leads to the tiered rear garden with an Indian Stone patio, two lawns, allotment area and garden plot.

**LOCATION**

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus. Within catchment of good reputable schools and nurseries. Middlewood Park, Hillsborough Park and Hillsborough Leisure Centre close by. Close to the Middlewood Road shops including Asda. Easy access into Hillsborough itself boasting an abundance of amenities including butchers, bakers, greengrocers, occasion wear clothes shop, beauty salons and Art Gallery. Fairlawns medical centre and dentist, five minutes away.

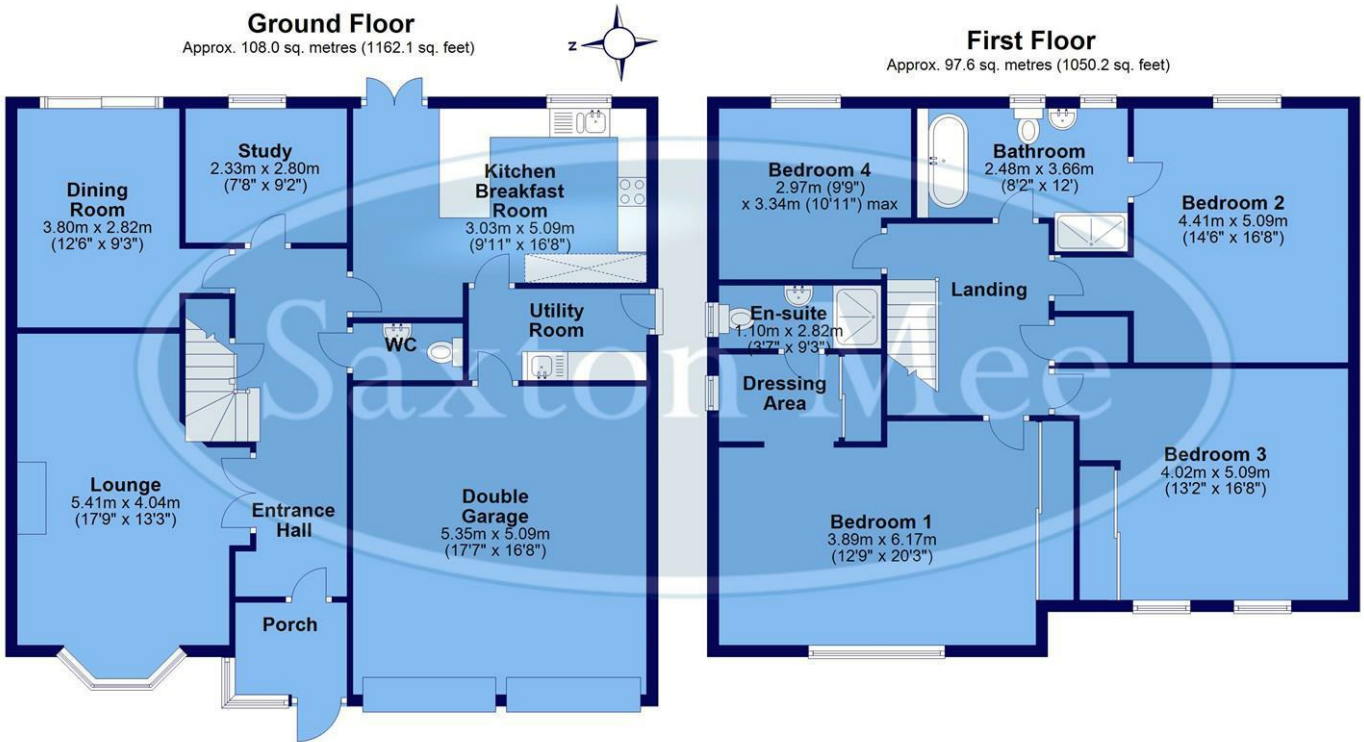
**MATERIAL INFORMATION**

The property is Freehold and is 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.



Total area: approx. 205.5 sq. metres (2212.3 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths.  
Plan produced using PlanUp.

**Crookes**  
**Hillsborough**  
**Stocksbridge**

245 Crookes, Sheffield S10 1TF  
82 Middlewood Road, Sheffield S6 4HA  
462 Manchester Road, Sheffield S36 2DU

T: 0114 266 8365  
T: 0114 231 6055  
T: 0114 287 0112

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		72	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		69	76