

# Saxton Mee



**Northwood Drive Wadsley Park Village Sheffield S6 1RY**  
**Guide Price £575,000**



# Northwood Drive

Sheffield S6 1RY

Guide Price £575,000

GUIDE PRICE £575,000-£595,000 \* FREEHOLD \* OVER 2,200 SQ FOOT \* Viewing is essential to appreciate the accommodation on offer of this four/five bedroom, three bathroom detached property which enjoys a fantastic rear garden and benefits from a double-width driveway, a double integral garage, uPVC double glazing and gas central heating. Situated on a quiet cul-de-sac on this popular estate the property is ideal for a family and finished to a high standard. Set over three spacious levels the well presented living accommodation briefly comprises front door which opens into the entrance hall with a storage cupboard, downstairs WC and access into the garage, lounge and the kitchen/diner. The lounge has two windows allowing lots of natural light, LVT flooring and a feature panel wall. The open plan dining kitchen has a modern range of wall, base and drawer units with a contrasting quartz work top which incorporates the sink, drainer and the five ring induction hob. The dining area has a lovely bay window. Integrated appliances include two fridge freezers, a dishwasher, a double electric oven, wine cooler and microwave. Breakfast bar with seating. uPVC French doors open to a Juliet balcony overlooking the rear garden with views to Oughtibridge and Worrall. From the entrance hall, a staircase descends to the lower ground floor with a WC and large storage cupboard. This versatile floor has access to two rooms, one which is currently used as a games room with uPVC French doors and one a beauty room with built-in cupboards with plumbing for a washing machine and sink, oak work surfaces and a rear entrance door. From the entrance hall, a staircase rises to the first floor with access into the four good size bedrooms and the family bathroom. The fabulous master benefits from an en suite shower room, fitted wardrobes and a walk in wardrobe. Double bedroom two again has fitted wardrobes and an en suite. The bathroom comes with a four piece suite with jacuzzi bath.

- STUNNING FAMILY HOME
- FOUR/FIVE BEDROOMS, TWO WITH EN SUITE SHOWER ROOMS
- DOUBLE-WIDTH DRIVEWAY & DOUBLE GARAGE
- SPACIOUS ACCOMMODATION FINISHED TO A HIGH STANDARD THROUGHOUT
- SUBSTANTIAL REAR GARDEN
- LOWER GROUND FLOOR WITH VERSATILE LIVING





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**OUTSIDE**

Double-width driveway providing off-road parking which leads to the double garage with an electric door and has fitted cupboards to the rear. Front lawn with planted borders. A gate opens to the side of the property and access to the fabulous rear garden which has a substantial lawn, patio, sleepers and attractive planted borders. Garden shed.

**LOCATION**

The property is located in the popular residential area of Wadsley Park Village with regular public transport including the Supertram Terminus and tram-link bus. 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**

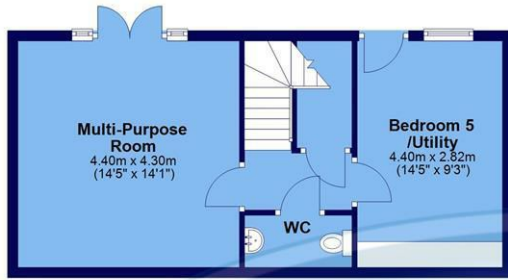
The property is Freehold and currently Council Tax Band F.

**VALUER**

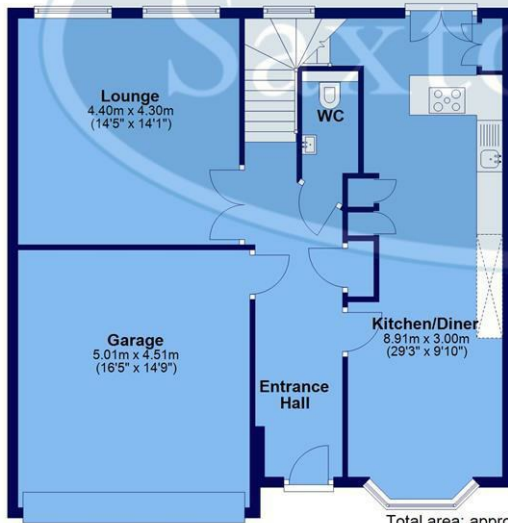
Greg Ashmore MNAEA

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.

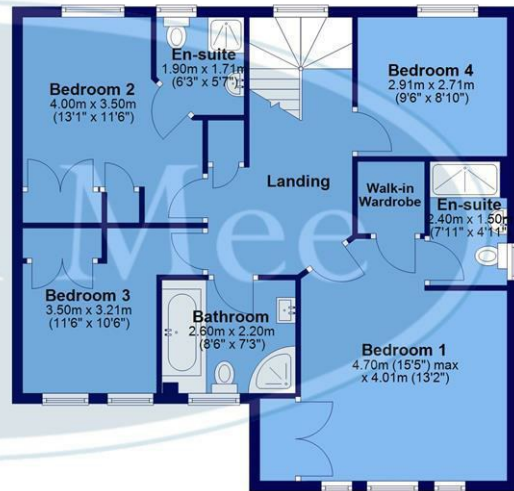
**Lowest Ground Floor**  
Approx. 41.4 sq. metres (445.4 sq. feet)



**Ground Floor**  
Approx. 86.7 sq. metres (933.7 sq. feet)



**First Floor**  
Approx. 76.9 sq. metres (827.8 sq. feet)



Total area: approx. 205.0 sq. metres (2206.9 sq. feet)  
All measurements are approximate and to max vertical and horizontal lengths  
Plan produced using PlanUp.

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Hillsborough  
Stocksbridge**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	72	79