



Worrall Drive Worrall Sheffield S35 0AT  
Guide Price £425,000

## Worrall Drive

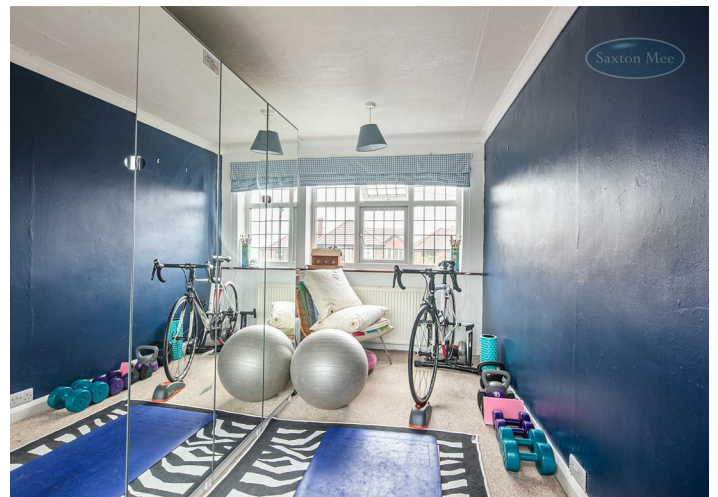
Sheffield S35 0AT

Guide Price £425,000

GUIDE PRICE £425,000 - £450,000 \*\* FREEHOLD \*\* SOUTH FACING REAR GARDEN \*\* Situated in this quiet cul-de-sac position in the sought after location of Worrall is this effectively extended, bay fronted, four bedroom detached property which benefits from a driveway, garage, uPVC double glazing and gas central heating. In brief, the living accommodation comprises: uPVC doors which open into the storm porch with an entrance door opening to a hallway with under stair storage cupboard. Access into the lounge with a front bay window allowing lots of natural light (currently used as a bedroom). The largely extended dining room/second sitting room benefits from four Velux windows and uPVC French doors opening onto the rear garden. The cast iron gas fire set in an attractive surround with granite hearth is the focal point of the room. Separate modern and contemporary kitchen having a range of wall, base and drawer units with a complementary work surface which incorporates the sink and drainer. Housing for a Range cooker, dishwasher and fridge freezer. Modern gas boiler. uPVC entrance door. From the entrance hall, a staircase rises to the first floor landing with access into the four bedrooms, bedroom one and two both having a bay window. Bedroom three has a sliding patio door opening onto a balcony. Good size three piece suite bathroom including bath with overhead shower, WC and wash basin. Access into the loft space via pull-down loft ladders. Useful storage cupboard off the landing. Accessed from the rear is the useful utility room with separate WC.

- VIEWING IS A MUST!
- IDEAL FAMILY HOME
- SOUTH FACING REAR GARDEN
- LOVELY REAR VIEWS
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS





**OUTSIDE**

A low wall encloses the block-paved driveway providing off-road parking. Single garage with up and over door. Access down the side of the property which leads to the fully enclosed rear garden which includes a lawn, seating area and garden shed. Accessed from the rear is the useful utility room with separate WC.

**LOCATION**

Located in this extremely popular residential area of Worrall within the catchment of reputable local schools including Bradfield. Excellent local amenities and good regular public transport links. On the doorstep of attractive countryside and beautiful walks.

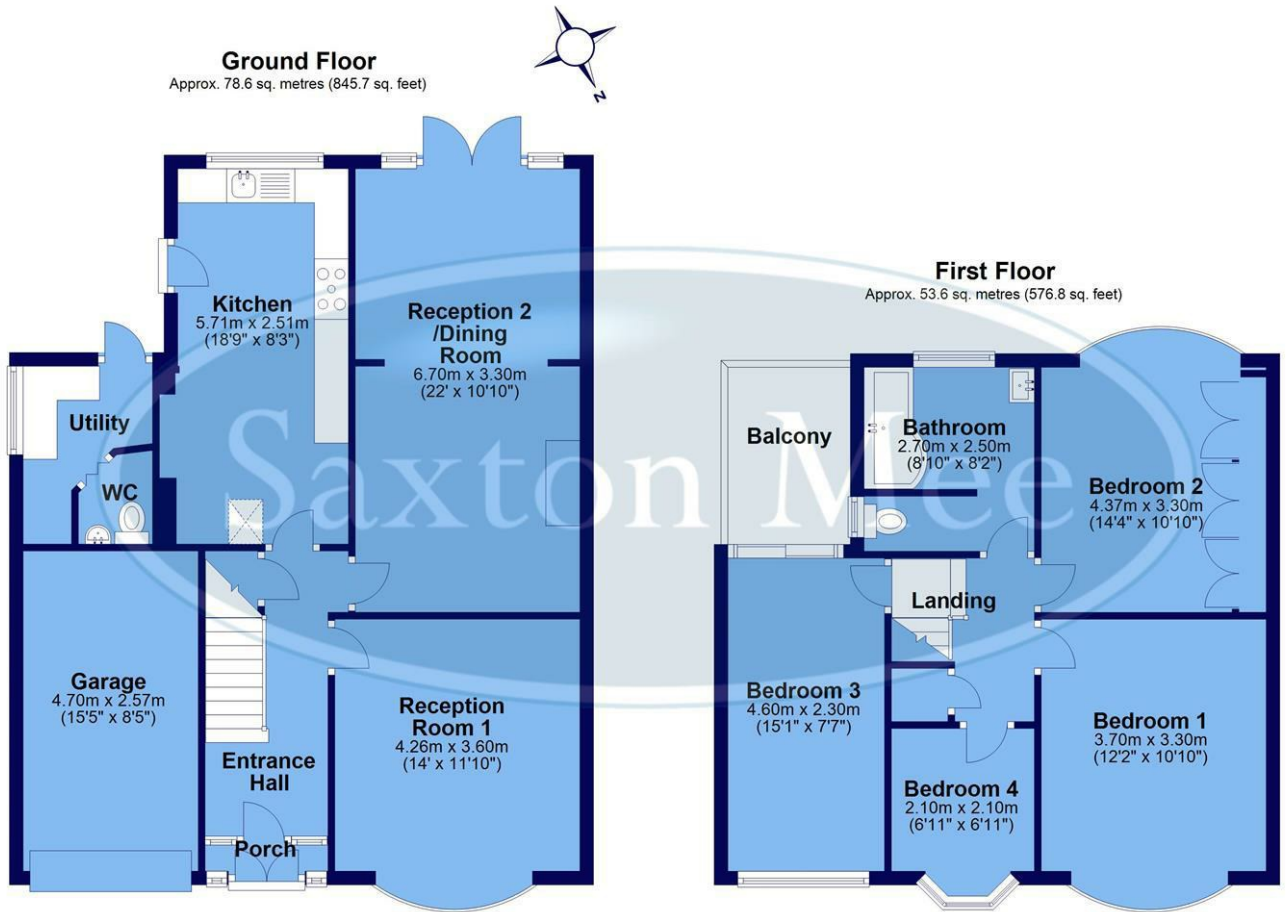
**MATERIAL INFORMATION**

The property is Freehold and currently Council Tax Band E.

**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. 132.2 sq. metres (1422.5 sq. feet)

All measurements are approximate  
Plan produced using PlanUp.

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| (92-91)                                     | B |                         |           |
| (85-80)                                     | C |                         |           |
| (65-64)                                     | D |                         |           |
| (55-54)                                     | E |                         |           |
| (51-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|                                             |   | 67                      | 81        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | A |                         |           |
| (81-61)                                                         | B |                         |           |
| (55-50)                                                         | C |                         |           |
| (35-40)                                                         | D |                         |           |
| (15-20)                                                         | E |                         |           |
| (1-10)                                                          | F |                         |           |
| (1-20)                                                          | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|                                                                 |   | 61                      | 77        |
| England & Wales                                                 |   | EU Directive 2002/91/EC |           |