



Yews Drive Worrall Sheffield S35 0BH
Offers Around £525,000

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Viewing is essential to appreciate the accommodation on offer of this deceptively spacious, three bedroom, three bathroom, stone built barn conversion forming part of an exclusive development. Approached via a tree-lined driveway into an open landscaped area occupying Yews Farm residence. From here, there are far reaching views towards Worrall, and towards Hillsborough Golf Course. The property enjoys a pleasant garden and benefits from a good size garage with mezzanine level, ample off-road and visitor parking, uPVC double glazing and a combination of underfloor heating and gas central heating. The whole property has been tastefully finished, the deep skirts and deep window sills help retain the character of the accommodation, which briefly comprises, front door which opens into the entrance lobby and the superb open plan kitchen/diner. The kitchen has a range of classic kitchen units. A contrasting solid oak worktop incorporates the pot sink with mixer tap. Integrated appliances include a fridge, freezer and dishwasher along with space for a Range cooker. There is ample space for a dining table and chairs, a storage cupboard and a good size pantry. Access into a utility room with matching units to the kitchen and a worktop incorporating a sink, housing and plumbing for a washing machine and space for a tumble dryer. A door then opens into a downstairs shower room. Wide oak steps lead from the kitchen to the lounge creating an open plan feel, the dual aspect windows allow natural light, while the focal point is the stone hearth with feature log burner. From the kitchen, an open plan staircase rises to the first floor landing with access into the three bedrooms. The good size master has three Velux windows and benefits from a row of bespoke fitted wardrobes, eaves storage and an ensuite bathroom which has eaves storage. Double bedroom two benefits from fitted wardrobes. Bedroom three has eaves storage, both share the Jack and Jill shower room.

- STUNNING FAMILY HOME
- BEAUTIFULLY PRESENTED ACCOMMODATION
- THREE BEDROOM, THREE BATHROOM BARN CONVERSION
- GARAGE WITH MEZZANINE LEVEL USEFUL FOR STORAGE OR OFFICE SPACE
- OFF-ROAD PARKING, VISITOR PARKING & GARDEN
- LOCAL SCHOOLS & EASY ACCESS TO OPEN COUNTRYSIDE & SHEFFIELD CITY CENTRE





OUTSIDE

A drive leads to the good size, stone built garage with electric door and benefiting from electric, lighting and water. Pull-down ladders give access to the office. A driveway provides off-road parking which leads to the garden which includes a gravelled courtyard perfect for entertaining, a stone flagged patio and lawn garden.

LOCATION

Approached via a tree-lined driveway into an open landscaped area occupying Yews Farm residence. This exclusive barn conversion (formerly part of the Yews estate) is located in this extremely popular residential area of Worrall within the catchment of local schools including Oughtibridge Primary and Bradfield Secondary. Excellent local amenities in Oughtibridge including a Co-Op Supermarket. Public transport links and easy access to Sheffield City Centre. On the doorstep of attractive countryside and beautiful walks.

MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band E.

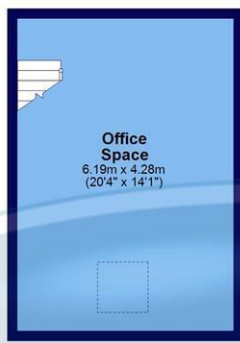
VALUER

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.

Saxton Mee

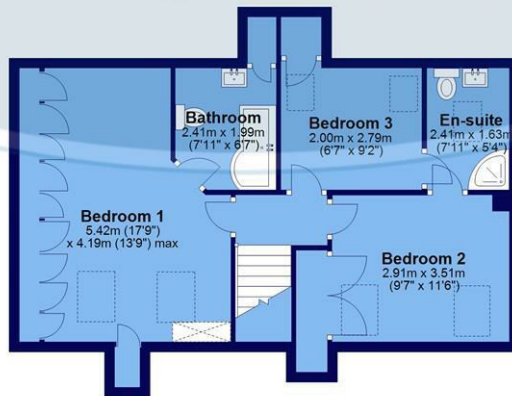
Garage
Approx. 26.5 sq. metres (285.6 sq. feet)



Ground Floor
Approx. 104.5 sq. metres (1125.0 sq. feet)



First Floor
Approx. 54.9 sq. metres (591.4 sq. feet)



Total area: approx. 186.0 sq. metres (2002.0 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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