



Hill Top Rise Grenoside Sheffield S35 8PD
Guide Price £430,000

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GUIDE PRICE £430,000-£450,000 ** FREEHOLD ** Situated near the end of this quiet cul-de-sac with a fabulous rear outlook is this spacious four/five bedroom, two bathroom detached dormer bungalow which enjoys a stunning rear garden and benefits from a driveway providing ample off road parking, an integral garage, uPVC double glazing and gas central heating. Tastefully decorated throughout, the well proportioned living accommodation briefly comprises, front uPVC door which opens into the entrance hall with storage cupboards and access into the kitchen, lounge, dining room, two bedrooms and a shower room. The good size lounge is a bright and airy room and has uPVC French doors which open onto the fabulous rear garden, while the focal point is the is the gas stove. The kitchen/breakfast room has a range of wall, base and drawer units with a complementary work surface which incorporates the double sink. Integrated appliances include a dishwasher along with space for a Range cooker with extractor above. An opening leads into the useful utility with access into a porch with a side uPVC door and access into the integral garage which houses the gas boiler. The dining room has uPVC French doors opening onto the rear garden and this could be utilised as a fifth bedroom. Bedroom three also benefits from patio doors opening onto the rear garden. The shower room comes with a stylish new suite including double shower enclosure, WC and wash basin. From the entrance hall, an open plan staircase with a high ceiling rises to a galleried landing with a Velux window. There are two double bedrooms, both benefiting from dormer windows to the rear and Velux windows to the front. A further three piece suite bathroom has a dormer window and comes with a three piece suite including bath, WC and wash basin.

- VIEWING IS A MUST!
- SPACIOUS FOUR/FIVE BEDROOM, TWO BATHROOM DETACHED BUNGALOW
- STUNNING GARDENS
- AMPLE OFF-ROAD PARKING & INTEGRAL GARAGE
- GENEROUS LOUNGE & KITCHEN/BREAKFAST ROOM
- QUIET CUL-DE-SAC LOCATION WITH A LOVELY OUTLOOK
- SCHOOLS, AMENITIES & PARKS CLOSE-BY





OUTSIDE

A block paved driveway provides ample off-road parking which leads to the integral garage. Access down the side of the property to the fully enclosed rear garden which is mostly laid to lawn and includes a patio, wooden decked terrace, pond with an abundance of plants, shrubs and trees.

LOCATION

Numerous walks are on the doorstep including Birley Edge and Grenowoods, the Peak District National Park a short drive away. Numerous schools, parks, shops, Fox Valley Retail Park & supermarkets are within close proximity. Transport links are excellent, including access to many commuter routes & the motorway network.

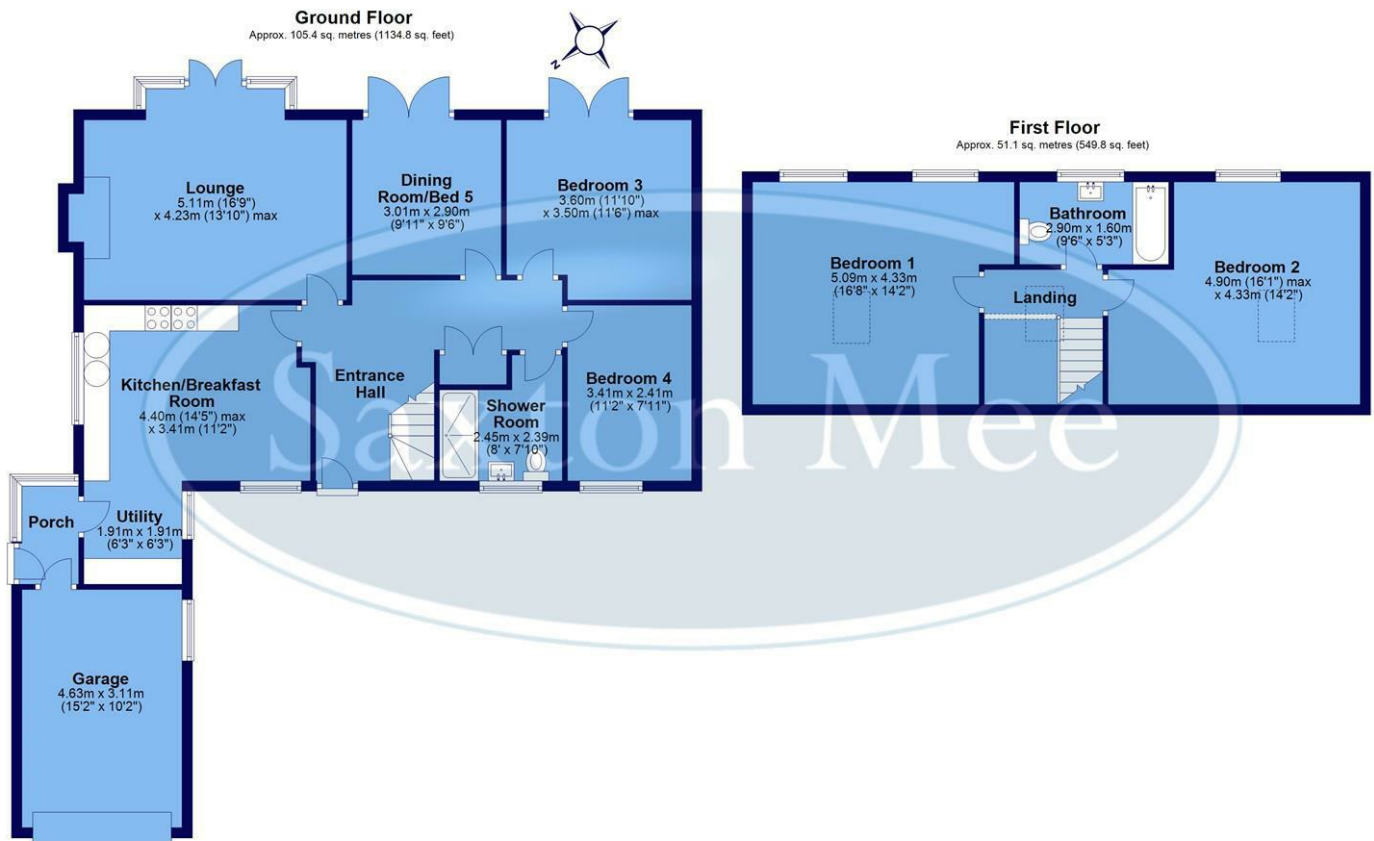
MATERIAL INFORMATION

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. 156.5 sq. metres (1684.6 sq. feet)

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

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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			
(43-54) E			
(31-42) F			
(21-30) G			
Not energy efficient - higher running costs			
England & Wales		66	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(43-54) E			
(31-42) F			
(21-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		59	69
EU Directive 2002/91/EC			