



32, Church Lane, Ridgeway

Sheffield, S12 3XX

A charming three/four bed roomed semi-detached family home beautifully positioned on Church Lane, Ridgeway benefitting from an integral double garage, delightful cottage garden and stunning views across rolling countryside.

Occupying a semi-rural setting yet within easy access of Sheffield town centre, this extended Victorian home has flexible accommodation over three floors and is well-suited to family life. The versatile layout features two reception rooms, a cinema room/play room, dining kitchen and two large en-suite double bedrooms.

The property is located within the Moss Valley conservation area with various footpaths and bridleways offering easy access to local countryside including Lumb wood, Ridgeway Moor and Birley Hay. The village of Ridgeway has various pubs, sports facilities/clubs, a Grade II listed Church, primary school and highly acclaimed restaurant, The Vicarage.

A stable door opens to a dining room with original fireplace and Clearview Multi fuel stove. Accessed from the dining room is a home office with rear facing sash window overlooking Church Lane. An inner hallway with cloakroom/wc leads to the dining kitchen with French windows opening to the garden. The kitchen features a range of panelled units with granite worktops incorporating Butler sink, wine cooler, dishwasher, fridge, microwave and six burner Rangemaster with extractor hood over.

From the inner hallway there is access to the integral double garage with electric roller door and two further doors open to the front and rear of the property.



- Three / four bed roomed semi-detached Victorian home
- Integral double garage and further parking
- Further double bedroom and versatile attic room
- Tenure: Freehold. Council tax, North East Derbyshire DC: Band D

- Two reception rooms
- Playroom/ cinema room and separate home office
- Family bathroom

- Dining kitchen with granite worktops
- Two large en-suite double bedrooms with dressing area
- South facing garden with stunning views across rolling countryside



At the heart of the property an inner hallway leads to further accommodation. The sitting room enjoys a south facing garden aspect with shuttered sash window and original open fireplace. A panelled door from the hallway leads to a lower ground floor utility area and cloak room/W.C. The utility area has fitted unit storage, worktops, butler sink and washing machine/dryer. The family room is ideal as a cinema or play room with adjoining barrel-arched store room.

An original staircase with solid wood balustrade leads to a first-floor landing with south facing Georgian style window. Bedroom one is a large double bedroom suite with spectacular views across the garden and local countryside. The adjoining dressing area has fitted wardrobes and a large en-suite bathroom, featuring contemporary style bath, chrome heated towel rail, low flush wc, pedestal wash basin and wet room with shower over. From the dressing area a door opens to bedroom two, however this is also accessed via a second staircase. Bedroom three is a double bedroom with feature fireplace and pleasant aspect across Church Lane. The adjoining family shower room features a low flush wc, pedestal wash basin, heated towel rail and shower enclosure.

Stairs rise to the top floor attic room with eaves storage and two Velux windows.

Bedroom two is accessed via a second staircase located next to the dining kitchen. This large double bedroom suite has a front facing window, two window lights and dressing area with fitted storage. The spacious en-suite bathroom features bath, wash basin, low flush wc, separate shower enclosure and heated towel rail.

Outside

The property is approached via Church Lane with access to the integral double garage. A further parking area is shared with the neighbouring properties, on a separate title to the main house.

To the front of the property a pedestrian gate opens to a stone flagged patio with log store and access to the front door.

To the rear of the property is a lovely south facing garden with spectacular views across local countryside, patio and decked seating area. The garden is mainly laid to lawn with well stocked borders, wildlife pond, various shrubs and fruits trees. A honeysuckle archway leads to a further area of lawn at right angles to the main garden with raised beds, climbing rose trellis, greenhouse and timber shed.

Tenure - Freehold

Band D Council tax, North East Derbyshire DC

All mains services.









Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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