



12, Stocks Green Drive, Sheffield, S17 4AU

# 12, Stocks Green Drive

Sheffield, S17 4AU

## Description

This small development of stone built properties were constructed in the early 1980's and with their excellent position, on the edge of the countryside yet close to outstanding schooling, offer the perfect setting to live in Sheffield's south west sector. The property offers a range of accommodation laid out over two floors including two double bedrooms, a single that would make a great home office, a large sitting room and an open plan dining kitchen that backs onto the easily maintained, south westerly facing rear garden. There is also a driveway providing off road parking for at least two cars and a detached garage that has been separated to include an insulated store/home office at the rear. The village of Totley is such a desirable part of town, falling within the prestigious S17 postcode that offers something for everyone. The area has superb transport links via both bus and train services into town and beyond, a number of sports clubs, pubs, restaurants, cafes and restaurants and, due to its almost rural situation, a close proximity to the quite delightful countryside that can be explored in under five minutes walk from your own doorstep.

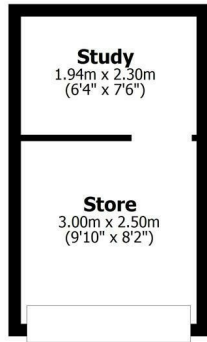
- Three bedrooms including two doubles and a single.
- Large sitting room with study area under the staircase that rises to the first floor.
- Open plan dining kitchen with French windows accessing the rear garden.
- Modern bathroom with white suite, shower over bath, and complementary tiling.
- Off road parking with EV charging point.
- Detached garage perfect for storage of bikes, camping gear etc and separated into two areas.
- South facing rear garden and a small, lawned front garden.
- Excellent location close to outstanding schooling and superb local amenities.
- UPVC double glazing and gas central heating.
- EPC rating C71, Council Tax Band C, Freehold.



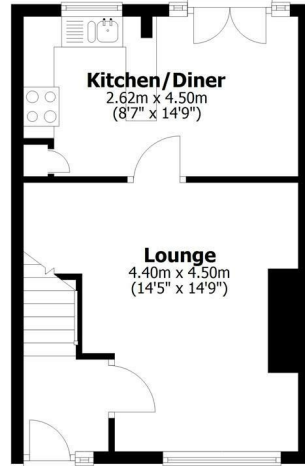




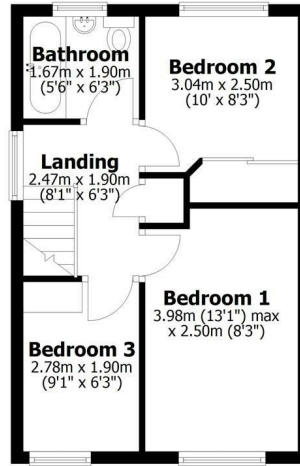
**Garage**  
Approx. 14.5 sq. metres (156.2 sq. feet)



**Ground Floor**  
Approx. 32.5 sq. metres (349.3 sq. feet)



**First Floor**  
Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

All measurements are approximate  
Yorkshire EPC & Floor Plans Ltd  
Plan produced using PlanUp.

**12, Stocks Green Drive**

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