



115, Queen Victoria Road, Sheffield, S17 4HU

115, Queen Victoria Road Sheffield, S17 4HU

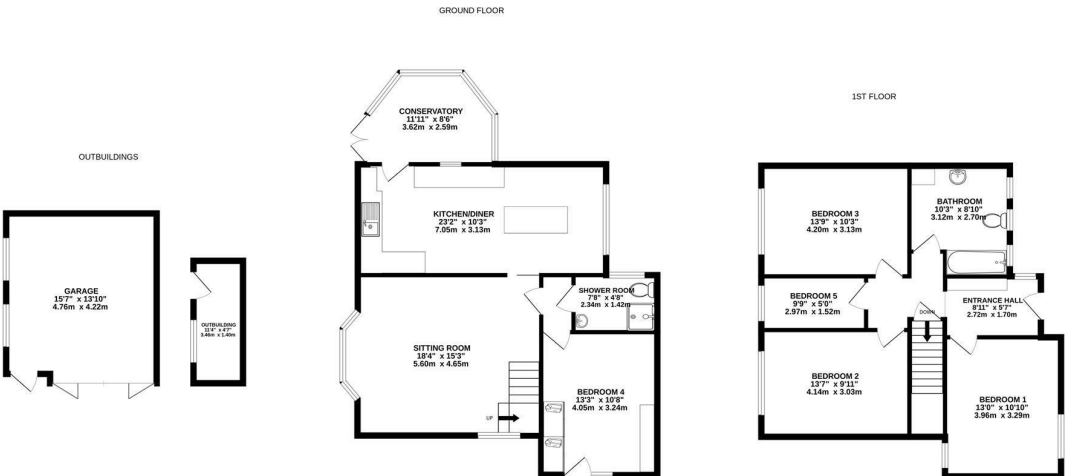
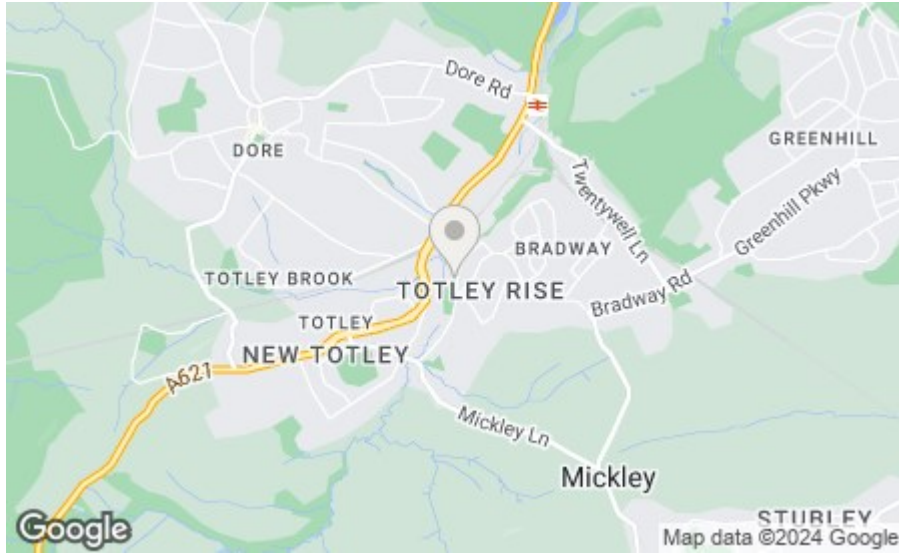
Description

A large detached property occupying a lovely position on this well regarded road on a gently sloping plot that includes lovely gardens to the rear and a pleasing view over the valley, especially in the winter months when the leaves are off the trees. Totley Rise is a wooded bank situated between Bradway and Totley and number 115 is found halfway up the bank, conveniently placed for the excellent amenities that are found in both Bradway and Totley. Both bus and train services are found close by and provide links into both Sheffield and Manchester via some of the pretty Peak Park villages. The local primary school in Bradway is well regarded and leads onto Meadowhead Secondary School although school catchments should always be confirmed via the council. The property offers a super range of flexible accommodation that is laid out over two floors including four/five bedrooms that provide plenty of space for the family market and those who now work from home. There are also two modern bathrooms, a large living room and a fabulous dining kitchen that boasts modern fixtures and fittings in all the right places. Externally there is a block paved driveway found at street level that leads to a detached garage and EV charging point, with a further parking space and garage being situated opposite the drive, on the other side of the road. From the main drive a short flight of steps descends to the properties entrance level and you can also find a store room beneath the garage. Access to the rear is via a side path that leads past the conservatory and leads to the lovely terrace that overlooks the lower levels of garden. The lawned area is currently fenced off from the wooded bank although there is a further flight of steps that descends to the remaining area of garden found beyond. Altogether a superb home that offers many attractive features and plenty of space for the lucky owner.

- Four/five bedrooms including four good doubles and one that would make an excellent home office or dressing room.
- Two modern bath/shower rooms including a particularly large family bathroom.
- Large, open plan dining kitchen with a modern finish to include a large island and a butchers style tap to the sink.
- Spacious sitting room with bay window commanding a lovely, open outlook over the garden and valley during the winter months.
- Block paved off road parking leading to an EV point attached to the detached garage with a low level storage room and a further parking bay and garage found on the other side of the road.
- Extensive gardens to the rear including a recently landscaped terrace area overlooking the lower lawn.
- Further, lower level of garden found within the woodland including an astroturfed area.
- UPVC framed conservatory providing additional reception space and access to the gardens.
- Gas central heating, UPVC double glazing and a recently replaced roof.
- EPC rating D65, Freehold and Council Tax Band E.







TOTAL FLOOR AREA: 1763sq.ft. (163.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

Bakewell
 3 Royal Oak Place
 Matlock Street
 Bakewell DE45 1HD
 T: 01629 700699
 E: bakewell@elr.co.uk

Banner Cross
 888 Ecclesall Road
 Banner Cross
 Sheffield S11 8TP
 T: 01142 683388
 E: bannercross@elr.co.uk

Dore
 33 Townhead Road
 Sheffield
 S17 3GD
 T: 0114 2362420
 E: dore@elr.co.uk

Hathersage
 Main Road, Hathersage
 Hope Valley
 Derbyshire S32 1BB
 T: 01433 651888
 E: peakdistrict@elr.co.uk

Rotherham
 149 Bawtry Road
 Wickersley
 Rotherham S66 2BW
 T: 01709 917676
 E: wickersley@elr.co.uk



All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.