



4, Endcliffe Terrace Road, Sheffield, S11 8RT

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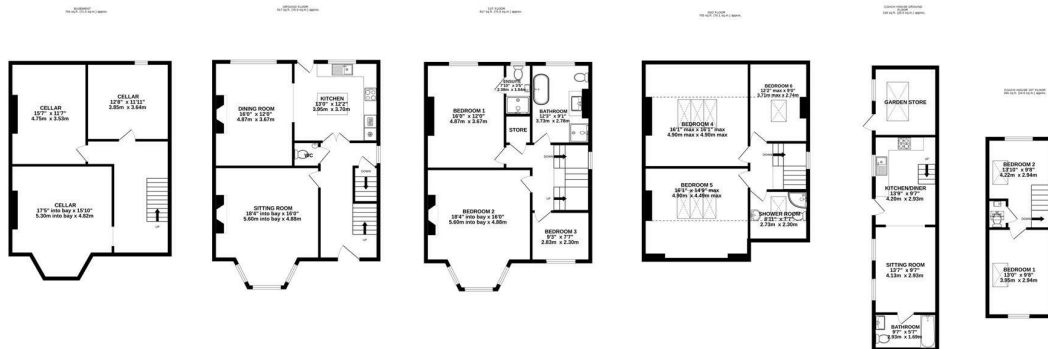
Description

A beautifully presented, stone built Victorian detached family home that offers a superb range of generously proportioned accommodation laid out over three floors and a separate, coach house/annexe situated to the rear. The property occupies an enviable position in the city, close to the main city hospitals, universities and highly regarded schooling for all age groups (both private and local authority) making it a firm favourite with those having either a medical or academic background. This lovely home has been beautifully modernised in recent years and now benefits from many original and desirable facets from the Victorian era such as high ceiling, decorative fireplaces and good room sizes that blend with more contemporary fittings that have been added by the current owner. There are modern fixtures and fittings in all the right places including a superb Shaker kitchen with Quartz work surfaces and an island, a luxurious family bathroom with elegant tiling, majority timber double glazed sash windows and quality timber floors. Externally the easily maintained rear garden enjoys a south, south westerly facing orientation and includes a stone flagged terrace opening onto the level lawned garden area. It is suggested that the separate, independently assessed coach house would make an ideal annexe for a dependent relative as it already has its own kitchen and two bathrooms (one on the ground floor for convenience). Alternatively older children or those who work from home will find this space invaluable. If more accommodation is required there are also extensive cellar rooms that provide potential for further development (subject to regs).

- Six bedrooms in the main property including five good doubles and one that would make an ideal study or dressing room.
- Three luxurious bathrooms including one ensuite.
- Sitting room with original Lincrusta panels, sash windows in the bay and a wood burning stove helping to create a cosy ambience in the cooler months of the year.
- Dining room with timber flooring and mock sash windows overlooking the garden.
- Fitted, Shaker style kitchen with attractive Quartz work surfaces.
- Welcoming reception hall and a ground floor W.C.
- Basement rooms ripe for conversion (subject to regs).
- Self contained coach house/ annexe with two bedrooms, two bathrooms, a sitting room and kitchen.
- Low maintenance south facing garden and off road parking for at least two cars.
- Freehold, Council Tax Band F, EPC rating D. Timber double glazing (sashes to the front) and gas central heating via a combi.





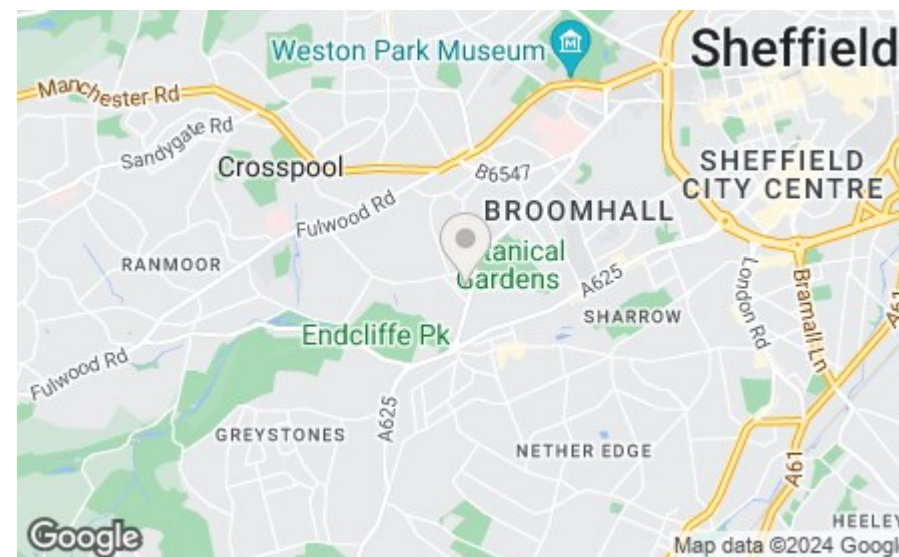


THE CELLAR AND GARDEN STORE ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA : 2971sq.ft. (276.0 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.

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