



30, King Edwards, Sheffield, S6 5SQ

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Description

A stunning property that boasts an immaculate interior to complement the impressive architecture and gorgeous grounds that combine to make this development such a lovely place to live. Number 30 is located to the rear of the site that adds to the feeling of privacy and is approached via the long, sweeping driveway that is protected by electric security gates. With an impressive 2220 square feet of accommodation over two floors that includes generously proportioned rooms throughout and a finish to die for this really is a quite lovely home. The large dining kitchen features a central island unit that is topped with elegant granite work surfaces, both the bathrooms are finished to an impeccably high standard and the south facing aspect in the private, walled garden adds to the general feeling of light and space that is felt throughout the home. With four bedrooms and two bathrooms this property offers versatility in the way the accommodation can be used and will suit a broad range of buyer. The appealing rural situation is also convenient for the local amenities found at the bottom of the valley in Malin Bridge and Hillsborough where the tram provides links through to the city centre and there are further amenities found at the top of the valley in Crosspool. The scenic local walks through the Rivelin Valley lead through parkland and countryside and are always on hand to get away from the daily grind and commuting to the main city hospitals and universities is surprisingly swift making the development popular with those with either a medical or academic background.

- Four double bedrooms, three with fitted wardrobes and one currently utilised as a home office.
- Superb dining kitchen with elegant granite work surfaces, quality integrated appliances, a boiling water tap and induction hob.
- Large sitting room enjoying a dual aspect and wiring for a wall mounted TV over the wall mounted, Gazzco fireplace.
- Versatile Orangery/garden room with three sets of French windows opening into the garden.
- Welcoming reception hallway with cloakroom, separate ground floor W.C. and stylish staircase with glazed balustrade rising to the first floor.
- Two luxurious bathrooms (one ensuite) featuring contemporary tiling framing the modern suites.
- Off road parking. EV charging point at the front door
- Stunning grounds that include a tennis court, gymnasium and areas of lawn interspersed with mature trees all combining to provide a lovely setting.
- No onward chain and service charge of £7300 per annum.
- Council Tax Band G and 975 years left on the lease.

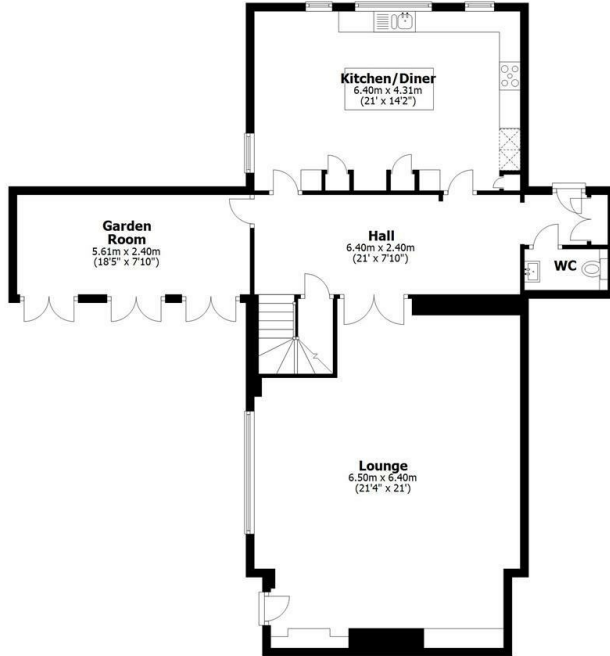




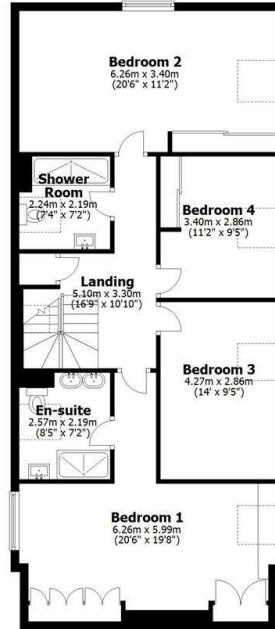
Garage
Approx. 15.8 sq. metres (169.9 sq. feet)



Ground Floor
Approx. 115.0 sq. metres (1238.0 sq. feet)

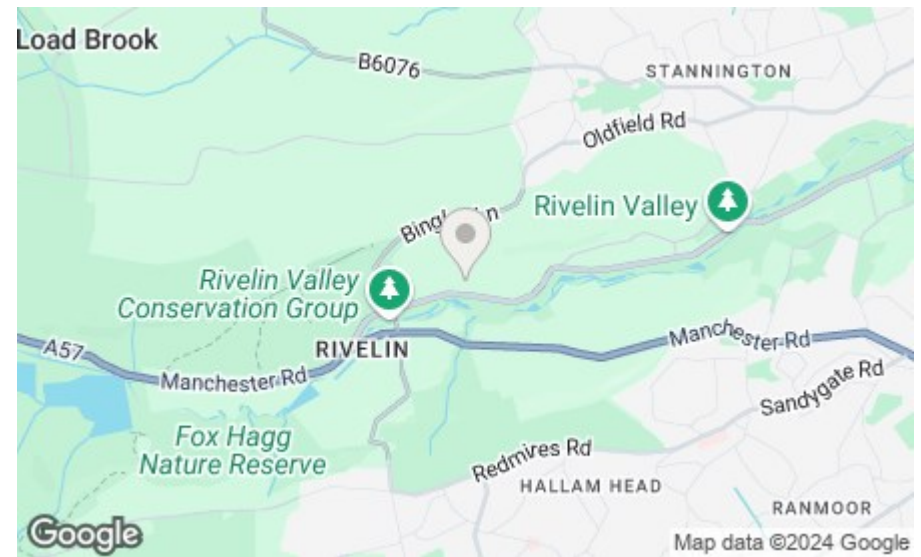


First Floor
Approx. 91.2 sq. metres (982.1 sq. feet)



Total area: approx. 222.0 sq. metres (2390.0 sq. feet)

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



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