



170A, Prospect Road

Sheffield, S17 4HY

Description

Standing proudly on the desirable wooded bank that is Totley Rise and commanding splendid views from the west facing rear elevation, this stylish and modern family home will not fail to impress. The deceptively spacious interior encompasses over 2794 square feet of recently improved and redecorated accommodation that is laid out over three floors. You will love the layout of this fabulous home, the three entrance level reception areas provide the flexibility to be used in any number of ways, perhaps to provide a fifth (or even a sixth) bedroom if required. They are currently utilised as a home office, gymnasium (next to the sauna, shower and W.C) and a superb lounge which enjoys the fab view. The three floors of accommodation are linked via a statement, timber and glass staircase that alongside the large windows, super finish and redecorated interior adds another dimension to this amazing property. The first floor is



- Underfloor heating throughout combining with modern building regs and quality double glazing to produce cheaper running costs and an excellent EPC rating of B85.
- Family bathroom with jacuzzi style bath and two further W.C's are situated on each floor below for convenience.
- Versatile gymnasium/reception room/sixth bedroom, separate sauna with shower and a utility room on the kitchen level.
- Four double bedrooms including a luxurious principal suite which has its own dressing room and beautiful ensuite shower room.
- Generously proportioned lounge with a feature picture window framing the fabulous view
- Welcoming reception room with durable LVT flooring, in a fashionable Herringbone design, and a statement, timber and glazed staircase, that runs through the house.
- Large home office/snug/fifth bedroom providing flexibility in the way it can be used
- Heart of the home, open plan dining kitchen with adjacent sitting room, featuring a recently installed, designer kitchen with elegant Silestone work tops, Neff appliances and bi-folds
- Off road parking leading to a small store room (also accessible from the gym) and a side, external staircase that descends to the low maintenance, westerly facing, garden and deck.



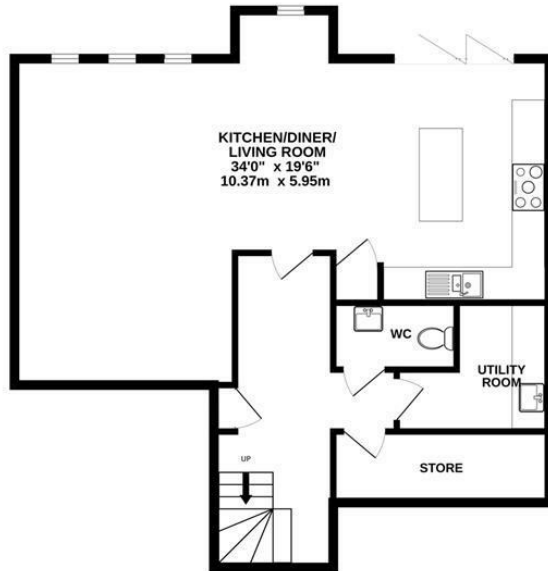
dedicated to bedrooms and bathrooms with all the rooms being of a good size and the principal room, with its walk in dressing room and super ensuite, providing that touch of luxury for the home owner and again enjoying the far reaching views. If entertaining is your thing then the lower level with its expansive, open plan design will be sure to impress. The recently installed, designer kitchen includes elegant Silestone working surfaces that extend to a central island which features a low maintenance, induction hob with reverse waterfall extractor. There are side by side, eye level fan ovens, a Quettle boiling water/chilled tap function to the underslung granite sink unit with smoked mirror splashback and two fridges, one being full height for food and one larger fridge ideal for drinks (all appliances are by Neff). A bank of bi-folding doors completes the kitchen design and create an easy link to the rear terrace in the warmer months of the year. From the kitchen area there is a natural flow into the spacious dining area and a large sitting room beyond all combining to make a very pleasant and spacious living space. A further W.C, separate utility room and store room complete the accommodation on this level. Due to the modern building regs, underfloor central heating and double glazing this house is also incredibly efficient to run and the impressive B85 EPC rating will be hard to beat and provides the owners with the luxury of not worrying about putting the heating on in the cooler months of the year and helps to retain an ambient temperature no matter what the weather is like outside. Externally there is a driveway providing off road parking in front of a small storage room that can also be accessed from the gymnasium inside. There is a flight of steps at the side of the house descending to the easily maintained and enclosed terrace, deck and lawn with a shed for storage. The location is perfect for families, close to highly regarded schooling and walking trails that lead through the nearby woodland and it is also well connected by transport links that include bus services into town and train links into the city or through the Peak Park towards the centre of Manchester.



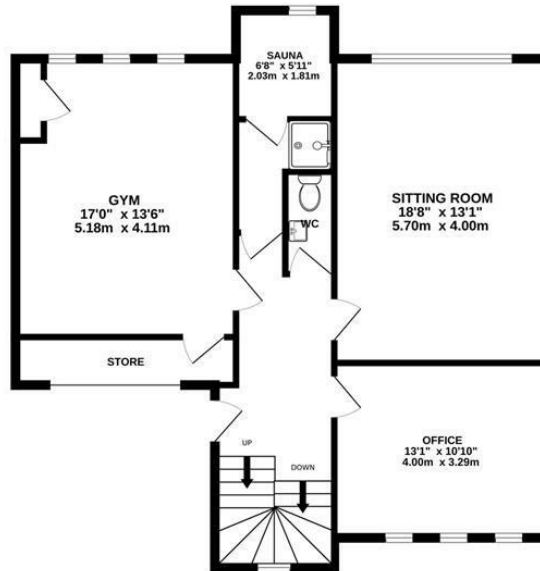




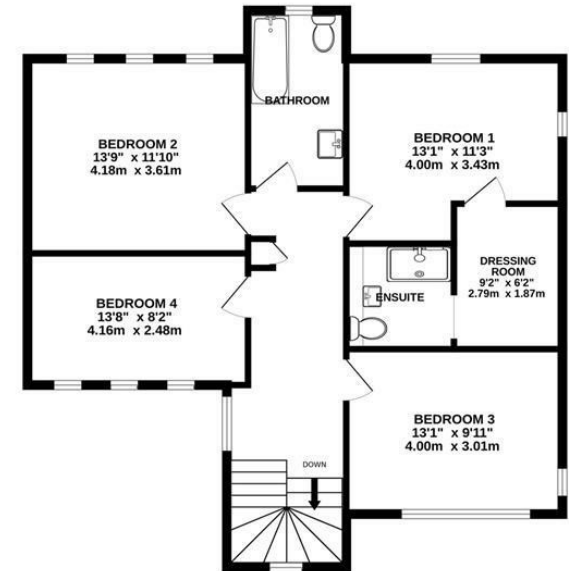
LOWER GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



GROUND FLOOR
931 sq.ft. (86.5 sq.m.) approx.



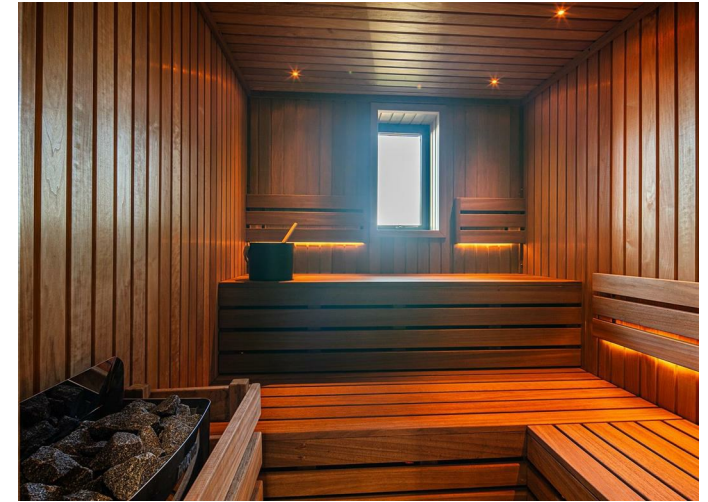
1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA : 2794sq.ft. (259.6 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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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

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