



1, Grove Avenue, Sheffield, S17 4AQ

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Description

A much improved 1930's semi detached property that is situated in the very desirable neighbourhood of Totley. The current owners have lavished a not inconsiderable amount of time, money and effort in reconfiguring both the internal space and exterior of this property to now form a new and improved entrance to the property from Hillfoot Road. There is now a spacious driveway, that can be accessed from Hillfoot Road, providing off road parking for several vehicles and giving a great first impression to this lovely home. A landscaped path and a short flight of stone steps ascends to the house where access is gained through a large, timber conservatory. Internally the current owners have redesigned the ground floor, when doing their renovations, to now incorporate a fabulous and spacious, open plan dining kitchen as the heart of their home. On the other side of the hallway there is a substantial sitting room which boasts the same super views as the kitchen and a wood burning stove to create a lovely feel in the colder months of the year. Over the next two floors there are five bedrooms and two shower rooms giving the next owners plenty of space and flexibility for home offices and guests, if required. The views from the rear of the house are quite spectacular and improve each floor you climb. Totley is a very desirable locality in Sheffield, situated on the very edge of the city limits, close to the stunning surrounding countryside that can be explored from your own front door. The village is also only approximately six miles south west of the city centre which can be approached via regular bus links on Baslow Road or via train services that run through the local train station (found about a mile away). Local shopping is good and includes a Co Operative supermarket and a number of award winning pubs, restaurants and cafes that combine to make the area popular as a place to go out and socialise. Parents will appreciate the close proximity of three of the best schools in the city, all of which are classed as 'outstanding' in recent Ofsted reports and of course the many parks and sporting facilities that are found in the S17 postcode.

- Five bedrooms offering plenty of space for families and home offices.
- Stunning, westerly facing views over scenic moorland.
- First class location, close to outstanding schooling and accessible from the desirable Hillfoot Road.
- Heart of the home, open plan dining kitchen with great views.
- Large sitting room with wood burner and super views.
- Two luxurious shower rooms with elegant tiling framing the modern sanitaryware.
- Off road parking for several cars.
- Large plot with gardens, outbuilding and under terrace storage, perfect for the keen horticulturist.
- Freehold
- UPVC double glazing and gas central heating combine to produce an EPC rating of D67.



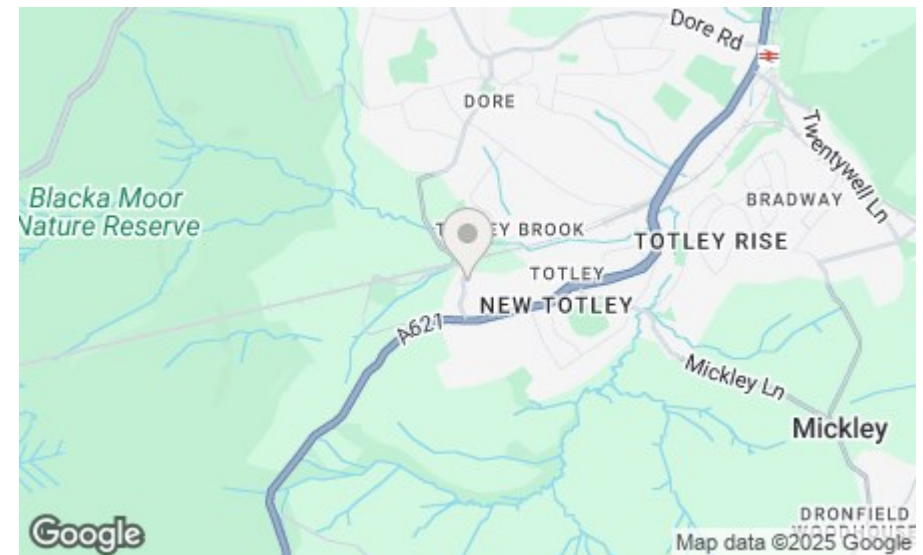




THE CONSERVATORY IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 1249sq.ft. (116.0 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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