



16, Alms Hill Drive, Sheffield, S11 9QY

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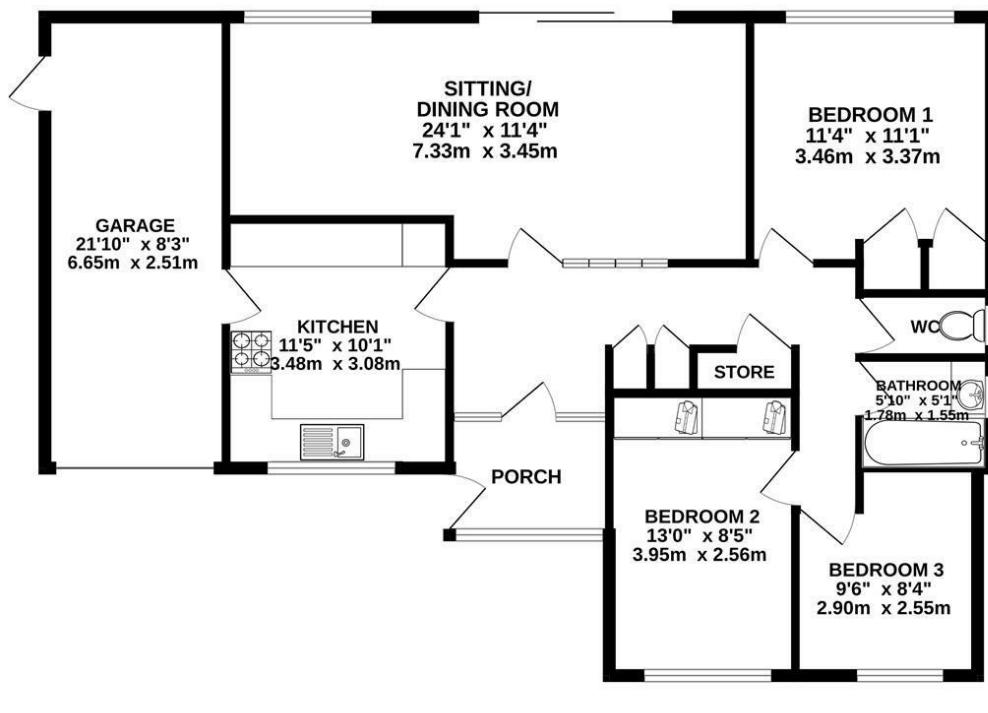
## Description

A spacious detached bungalow that occupies a generous corner plot in this very desirable location. The property offers a range of versatile accommodation across the ground floor, ideal for downsizers, with the principal rooms enjoying a south facing aspect over the pleasant rear garden. With three bedrooms offering the flexibility for home offices if required, a large sitting room which is perfect for entertaining and even the potential to develop the attached, tandem garage (subject to regs) into additional accommodation if more space is required. The location will be sure to appeal to a broad range of buyer. The local amenities in Bents Green offer pretty much everything local shops can provide and the position, on the edge of the glorious surrounding countryside, couldn't be more convenient for walking enthusiasts who can find themselves strolling through either the Limb or Mayfield Valleys within a short walk from their own front door.

- Three bedrooms including two good doubles.
- Large reception room combining sitting and dining areas overlooking the pretty, south facing rear garden.
- Kitchen with potential to knock through to the garage (subject to regs) to make larger if required.
- Bathroom and separate W.C for convenience.
- Porch and reception hall.
- Drive and double, tandem garage.
- Pretty gardens to the front, side and rear.
- Council Tax Band E.
- Freehold.
- EPC rating D61, Gas central heating and UPVC double glazing.

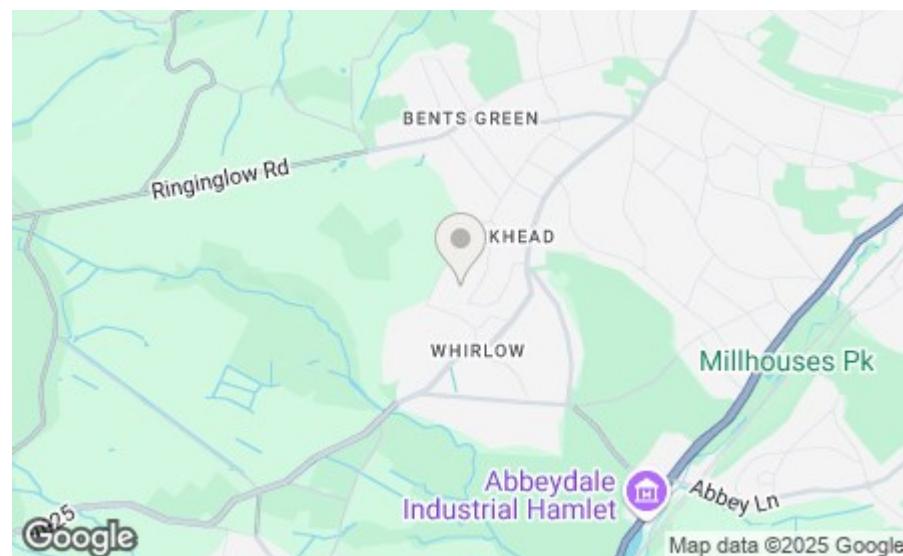






THE GARAGE IS NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 936sq.ft. (87.0 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 plan is a symbol and has not been tested and no guarantee as to their operability or efficiency can be given.  
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