



41, Meadow Bank Avenue

Sheffield, S7 1PB

Description

An exceptional villa which is situated on one of the most sought after roads in the city. This stunning home has the lot, excellent proportions, plenty of space for the family market (2885 square feet of accommodation), potential in the basement to provide ancillary accommodation for dependent relatives or rooms to let out, space for a home office for those who work from home and a lovely blend of original features and more contemporary fittings that have been added in more recent years. The architecture on Meadowbank Avenue is a blend from both the Victorian and Edwardian era where houses are situated on a private road (collectively maintained by residents for a reasonable annual service charge) around a charming and attractive communal green. The location on the fringe of Nether Edge Village is first class



- Five fabulous double bedrooms including a wonderful principal bedroom with fireplace and outlook over the green.
- Large sitting room with a bay window featuring original stained glass top lights and a Clearview stove that creates a cosy feel in the cooler months of the year.
- Lower ground floor accommodation including a kitchenette/utility room to the main house, a further reception room, shower room and a working cellar.
- Freehold and Council Tax Band E.
- Three bath/shower rooms including one on the lower ground floor and a separate, ground floor W.C.
- Separate dining room with a bay window overlooking the stunning garden.
- Outstanding gardens to the rear and use of the gorgeous communal green that forms the heart of this development and residents hearts.
- Modern breakfast kitchen with Shaker units, timber work surfaces and repurposed, original cabinets for extra storage.
- Storm porch with original tiling opening to a wide and welcoming reception hallway.
- Annual maintenance charge of £380 is payable for the upkeep of the communal green.

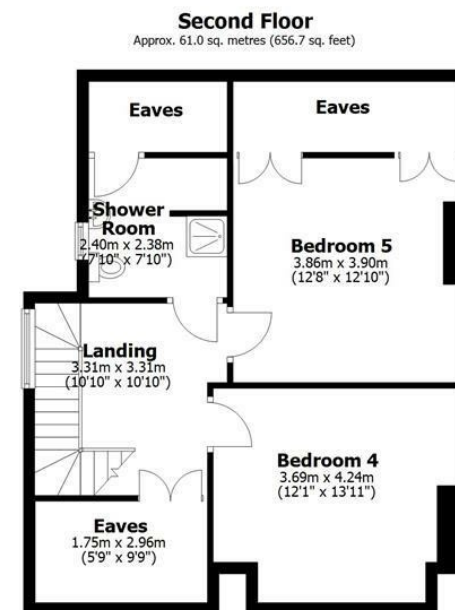
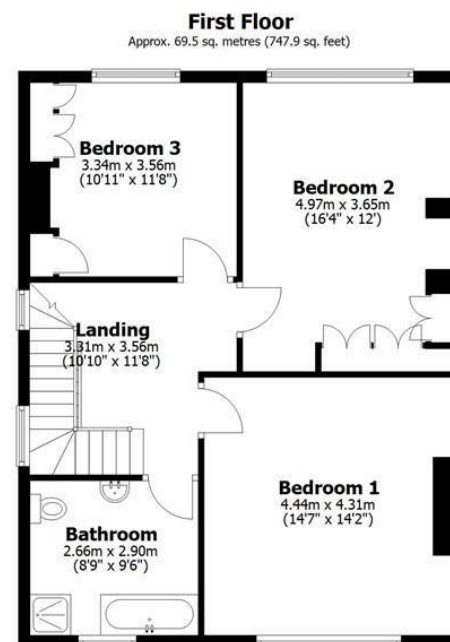
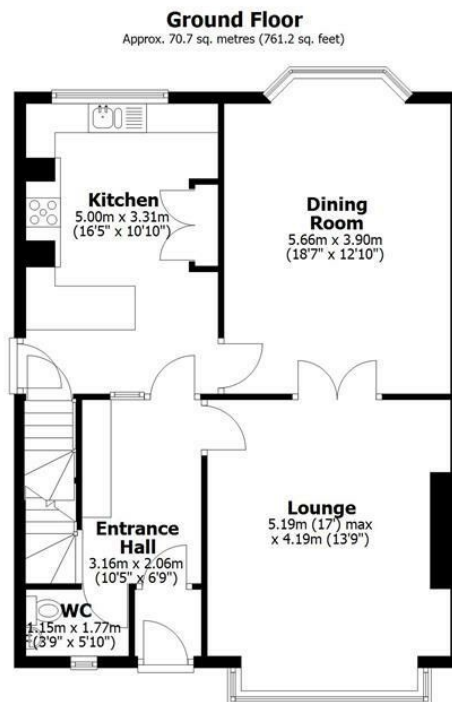
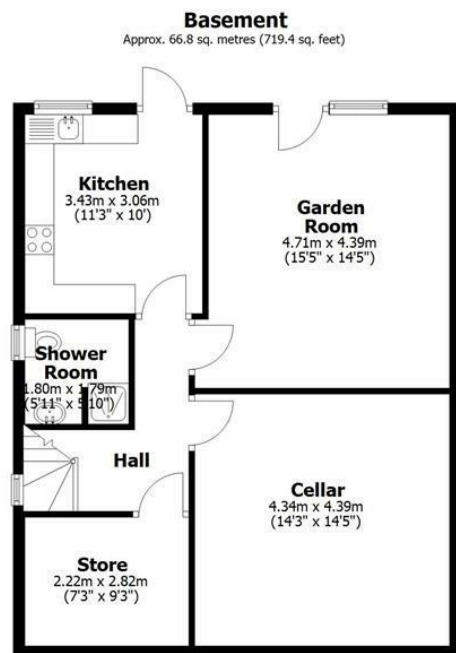


and was recently nominated by The Sunday Times as one of the best places to live in England. Close to the independent bars, bistros, restaurants and cafes that combine to make 'The Village' such a unique and super place to live and socialise. The neighbourhood is also convenient for access into town, the main city hospitals and universities. Regular transport links can whisk you through the broad leafy avenues of Nether Edge into the city centre in approximately ten minutes and the cosmopolitan Abbeydale Road with its boutiques, antiques emporiums and additional food scene is within walking distance. The timeless appeal of these period homes is still hard to resist and with generous proportions throughout, many period features still in situ and large basement rooms opening onto a quite beautifully planned and presented garden, the property will be sure to appeal to the family market.







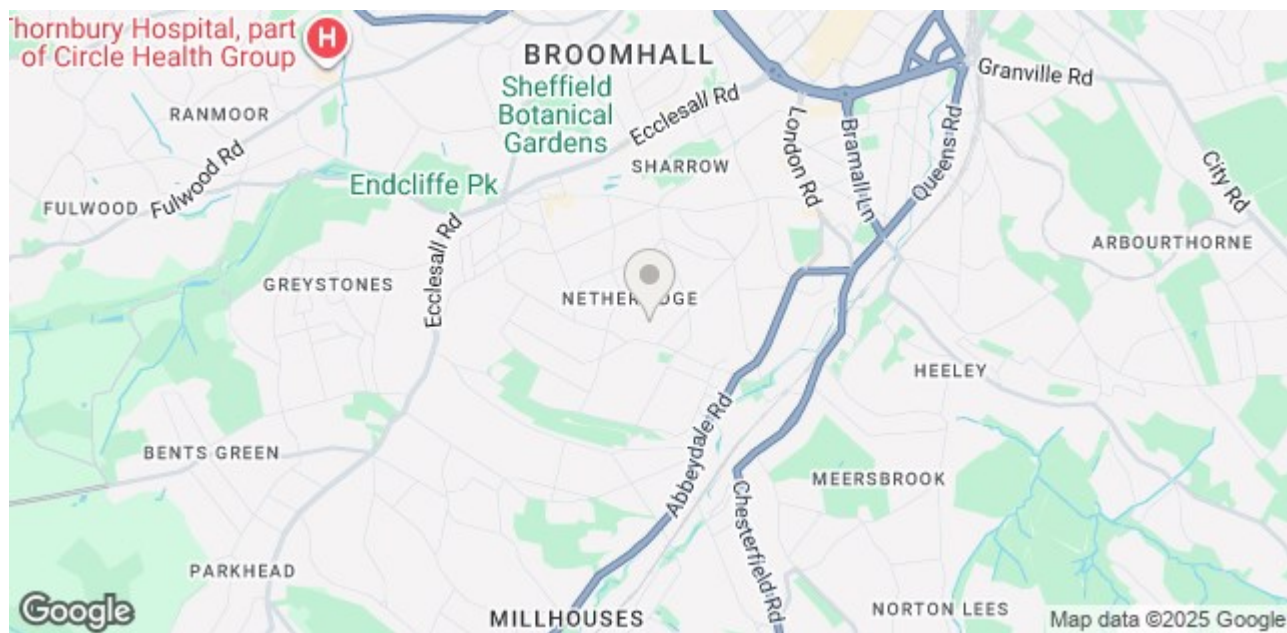
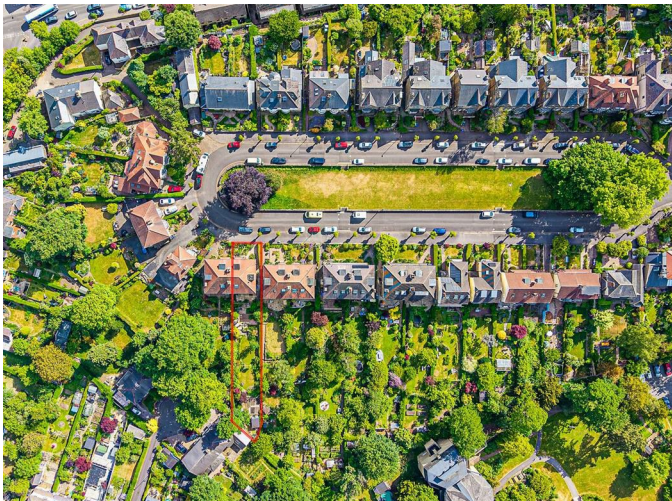


Total area: approx. 268.0 sq. metres (2885.2 sq. feet)

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

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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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