

71, Carr Bank Lane, Sheffield, S11 7FB

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Description

Constructed in 2001 on a south facing plot with a gated driveway at the front, this splendid property will not fail to impress the discerning buyer with a versatile layout that encompasses over 3133 square feet of accommodation. The property is available with no onward chain and is also a very efficient home to run, with the modern building regs being complemented by quality double glazing and gas central heating to create a respectable EPC rating. Currently utilised as a four, double bedroom home it could easily be altered to suit the next owners requirements and offer further bedrooms or living space as necessary. There are three large reception rooms alongside a separate home office/gymnasium that can be accessed from the driveway so there is plenty of space here to use as you see fit. The finish throughout is very tasteful and modern with a recently improved kitchen diner now creating the heart of the home and being a superb place to entertain, with easy access onto the south facing terrace and garden. The other three reception areas are utilised as a snug, lounge and home office but could be used in any way that suites the next owners requirements. We love the large, wide and welcoming reception hall that opens to a galleried first floor landing and feel that this sets the tone in the rest of the house. A feeling of space is felt throughout the property with generous room sizes and of course plenty of light at the rear where the principle accommodation is found. Crucially the grounds of this property have also been landscaped to match the feel of the interior with a lovely south facing garden at the rear featuring a large BBQ terrace and lawn and a gated driveway at the front to providing privacy to this superb home. There is a block paved driveway to accommodate several cars and even an integrated double garage for the motor enthusiast. This very desirable neighbourhood offers highly regarded schooling alongside a number of pubs, restaurants, cafes and transport services and the property is ideally placed for accessing the surrounding countryside by foot via Bingham Park and the main city hospitals and universities are also found close by.

- Four large double bedrooms (including two suites with dressing areas) with the potential for a fifth if one of the many reception areas were repurposed.
- Three bathrooms (one with a large storage cupboard) including two ensembles and a separate, ground floor, W.C.
- Stunning kitchen diner with French windows to the garden.
- Three reception rooms providing versatility in the way that they can be used and providing plenty of space for family life.
- Separate home office/gymnasium accessible from the driveway with potential for access to the main house
- Wide and welcoming reception hall creating a great first impression to the property.
- Off road parking for a number of cars and an integrated double garage accessed via electric doors.
- Private plot which includes a gated driveway and a landscaped, south facing garden.
- 684 years left on the lease at £0 per annum ground rent and Council Tax Band G.
- Sold via ELR Premium (buyers fees apply)







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