

Rose Cottage, 99 Trap Lane, Sheffield, S11 7RF

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## Description

A spacious 3/4 bed detached bungalow with versatile accommodation on the ground floor and an occasional loft room which is currently used as a large double bedroom. The property has been extended to the rear giving excellent proportions which are particularly evident in the lovely breakfast kitchen and the south westerly facing garden is also sure to appeal. Bents Green is a very desirable locality and Trap Lane is situated a short stroll away from the run of amenities on Ringinglow Road including regular transport links that can whisk you into town in under 20 minutes. At the end of Trap Lane there is pedestrian access out to the walking trails around the Mayfield Valley and a short drive up the hill has you in the beautiful surrounding countryside of the Peak District in less than 5 minutes.

- Two double bedrooms
- Versatile third bedroom/home office
- Bayed sitting room with stripped and stained floorboards
- Breakfast room/Morning room overlooking the sunny gardens
- Extended breakfast kitchen with pantry, timber work tops and a Belfast sink
- Main bathroom and a second W.C
- Occasional loft room used as a double bedroom (ideal for guests or as a hobby room)
- Reception lobby and hall
- Lovely South, South Westerly facing gardens enclosed by hedgerows
- Block paved off road parking and a decent garage





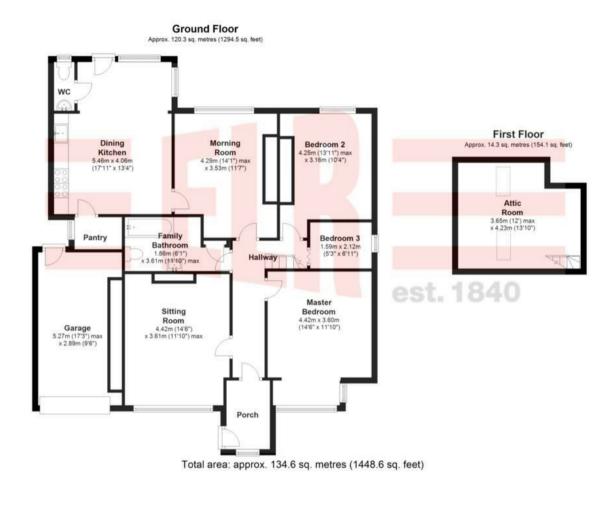




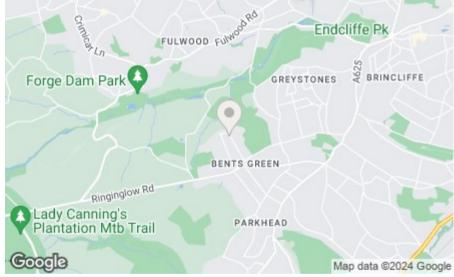












## Bakewell **Banner Cross** Dore Hathersage Rotherham EADON 3 Royal Oak Place 888 Ecclesall Road 33 Townhead Road Main Road, Hathersage 149 Bawtry Road LOCKWOOD Matlock Street **Banner** Cross Sheffield Hope Valley Wickersley Bakewell DE45 1HD Sheffield S11 8TP S17 3GD Derbyshire S32 1BB Rotherham S66 2BW & RIDDLE T:01629 700699 T: 01142 683388 T: 0114 2362420 T: 01433 651888 T: 01709 917676 EST? 1840 E: bakewell@elr.co.uk E: bannercross@elr.co.uk E: dore@elr.co.uk E: peakdistrict@elr.co.uk E: wickersley@elr.co.uk

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.